

# The BEST 24 PLANS

HOUSE-OF-THE-MONTH

*by leading architects*

35¢

*Plus*

How to get BLUEPRINTS at NOMINAL COST

*Plus*

Building Tips to SAVE YOU MONEY

*Plus*

Fool-proof home-building CHECK CHART

*Plus*

Things to do NOW even if planning to build LATER



Conforming to Federal Housing Administration standards.



Approved by the National Adequate Wiring Bureau.

RANCH HOUSES • TRADITIONALS • 1 AND 2 STORY • 4 TO 7 ROOMS  
Published Quarterly

## THIS IS A PRACTICAL HOME PLAN BOOK

It contains 6" x 9" illustrations of attractive houses that will give you many new ideas for your own home, plus floor plans and simplified descriptions of the 24 houses. Much more important, however, it makes it easy for you to get detailed working drawings and specifications from which to build a home to fit any lot from 50' in width up.

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to best advantage. As a result, their houses produce more value for each dollar of construction cost.

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## THE COST OF GOOD ARCHITECTURE

Architectural services, unfortunately, seem expensive when a small house is custom designed for an individual family. The recommended fee of the architectural societies is ten percent of the construction cost for full architectural service.

But outstanding architectural designs by top-flight architects are available—and at costs that are nominal. They can be provided only by an organization like the House-of-the-Month. It can be done only because its plans were drawn and paid for as part of its service to its many subscribers in the banking and building industry. Don't settle for an unsigned plan by an unnamed architect. Every design in this book carries the name of one of the ten well-known architects who contributed plans to it.

We suggest that when you build from a House-of-the-Month plan you retain a local architect to make any desired minor changes, to supervise construction and to make certain that your house is built according to the plans and specifications.

## GOOD ARCHITECTURAL DESIGN PAYS

Many builders will tell you they will "build you a house just like the one built for the Jones family." It is a great mistake for an owner to go ahead on any such indefinite basis.

Architect designed houses are more attractive. They not only look better, they are more readily resalable if the need arises. They are more easily financed. They are more comfortable and convenient to live in. Every design in this book is the product of an outstanding small house specialist, most of them members of the American Institute of Architects. These specialists, whose plans appear in this book, know how to utilize every square inch of space to best advantage. As a result, their houses produce more value for each dollar of construction cost.

## HOW TO USE THIS BOOK

It may save you hundreds of dollars. It will chart you safely past many pitfalls of home building.

1. Examine all 24 houses carefully for the one best adapted to your family and budget. Study the floor plans particularly. Remember that poor plans are expensive no matter how little they cost for economy of construction begins on the architect's drawing board.
2. Read the BUILDING TIPS carefully. Each TIP is a guide post on the road to successful building.
3. Order a set of blueprints and specifications as explained below.
4. With the blueprints and specifications you can get actual cost estimates from builders and arrange financing with a mortgage lending institution.
5. Refer constantly to the CHECK CHART on the back cover. It puts the many steps in logical order; points out the steps that may safely be taken while accumulating your required down-payment or waiting for an advantageous time to start actual building.

## HOW TO OBTAIN ARCHITECTS WORKING DRAWINGS

(Commonly called blueprints)

### WITH A MONEY BACK GUARANTEE

The Houses-of-the-Month selected for this book were not designed for sale to the public. Each is the work of an outstanding architect, designed to serve as a part of the House-of-the-Month service subscribed to by hundreds of banks, mortgage lending institutions, lumber and material dealers all over the country. For this purpose they had to be tops of their respective types and superior to ordinary "stock plans."

There may be a House-of-the-Month subscriber in your community. If so, order your desired blueprints, specifications and material lists from them.

If you do not find a House-of-the-Month Subscriber conveniently near you, you may order direct from:

**THE MONTHLY SMALL HOUSE CLUB, INC.**

Originators of the House-of-the-Month

140 Nassau Street

New York 38, N. Y.

A complete set of architect's blueprints and specifications for any house in this book costs only \$10.00. Enclose check or money order, if ordering direct. Plans will be sent C.O.D. at your request.

*Be sure to mention the name of the house.*

If the plans are not absolutely satisfactory to you, your money will be cheerfully refunded if you return the plans within ten days in perfect condition, unfolded, clean and without any markings whatever.

If more than one set of plans is needed, additional sets, ordered with the first set, cost only \$5.00 each. Thus, two sets cost \$15.00, three sets \$20.00, etc.

A completely engineered material list costs \$2.50.





**THE DURANT**  
*Another HOUSE-OF-THE-MONTH*

This brilliant design combines all the well loved charm of American traditional with the comfort, convenience and flexibility of the contemporary. Extra bedroom and bath may be finished upstairs.

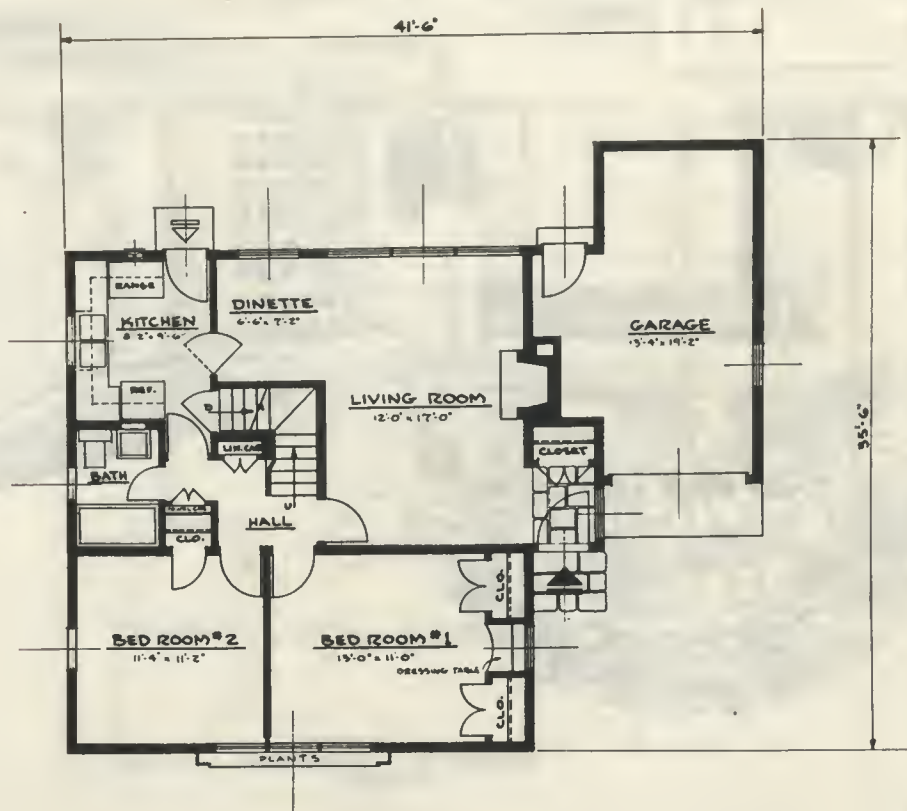
## BUILDING TIP NO. 1

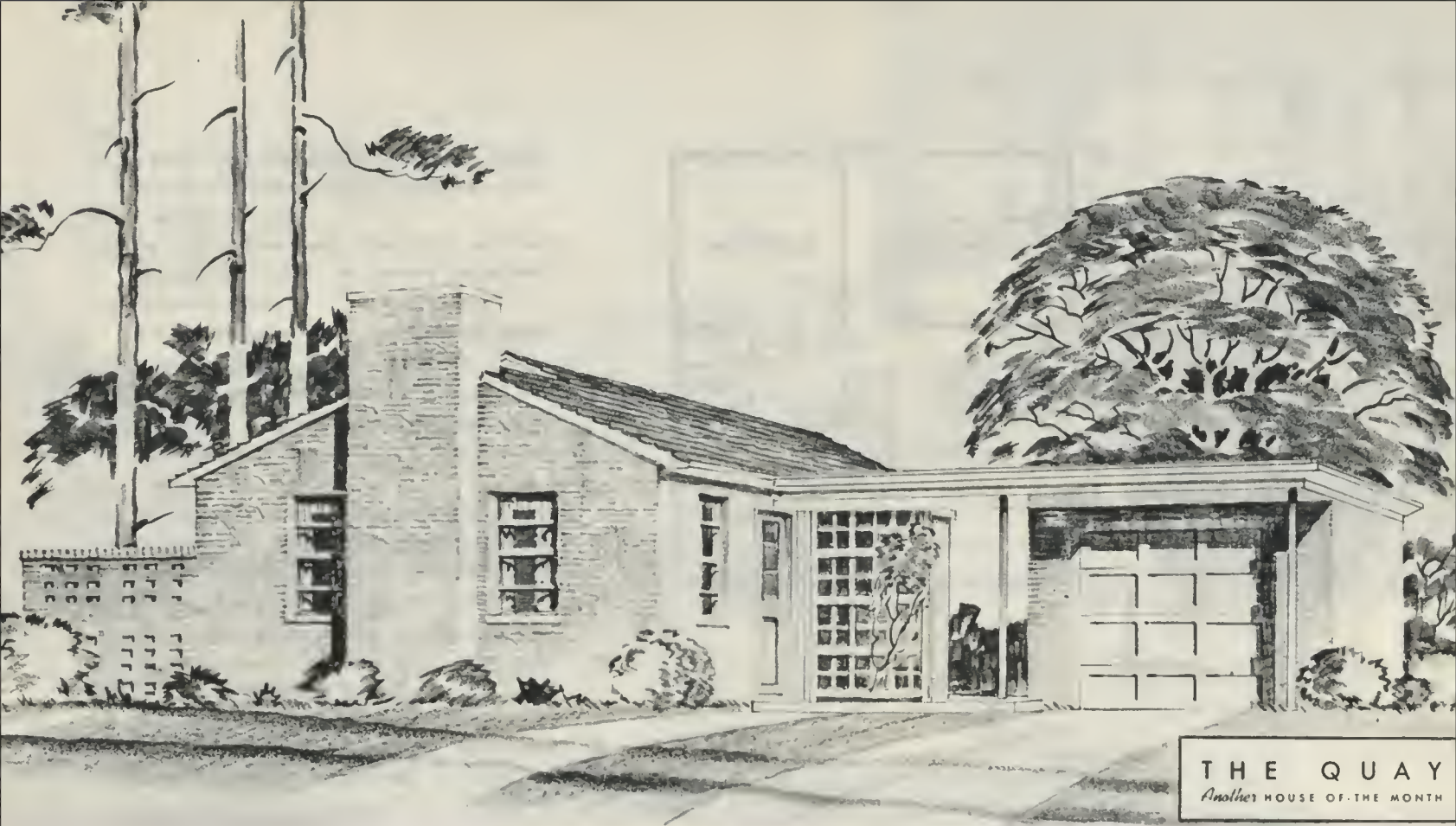
Before you buy a building lot, or spend any other money, make certain in your mind—and let the other members of the family share in the decision—that you will be better off in an owned home than in a rented one. Try to reach your decision realistically, not emotionally.

Consider these factors among others:

1. If you now are benefiting from an exceptionally low rent for a suitable house it might not pay dollar dividends for you to own your own home.
2. The reverse is equally true if you are now forced to pay high rent for poor quarters.
3. Are you sure your earning capacity will stand up?
4. Are there other good employment possibilities in your town?
5. Are you a "handy man around the house," able to keep maintenance costs down by doing minor repairs yourself?
6. Are all the members of the family so happy in the home town they want to stay there indefinitely?

Total cu. ft. approx.....	17,000
Area of 1st floor.....	872 sq. ft.
Partial basement .....	480 sq. ft.
Garage .....	237 sq. ft.





THE QUAY  
*Another HOUSE OF THE MONTH*

LAWRENCE M. STEVENS - Architect

There is dignity and sturdy strength in this attractive five room brick home. Leave off the porch and garage and it will fit on the narrowest of useable plots.



## BUILDING TIP NO. 2

No suburban home stands by itself. Every house is part of a neighborhood, and the neighborhood where you will build your home will have an important effect on its permanent value and resaleability—and upon your family's enjoyment of "home."

Neighborhoods change. Try to build in one that shows no signs of deterioration, that seems to be on the upgrade or at least static.

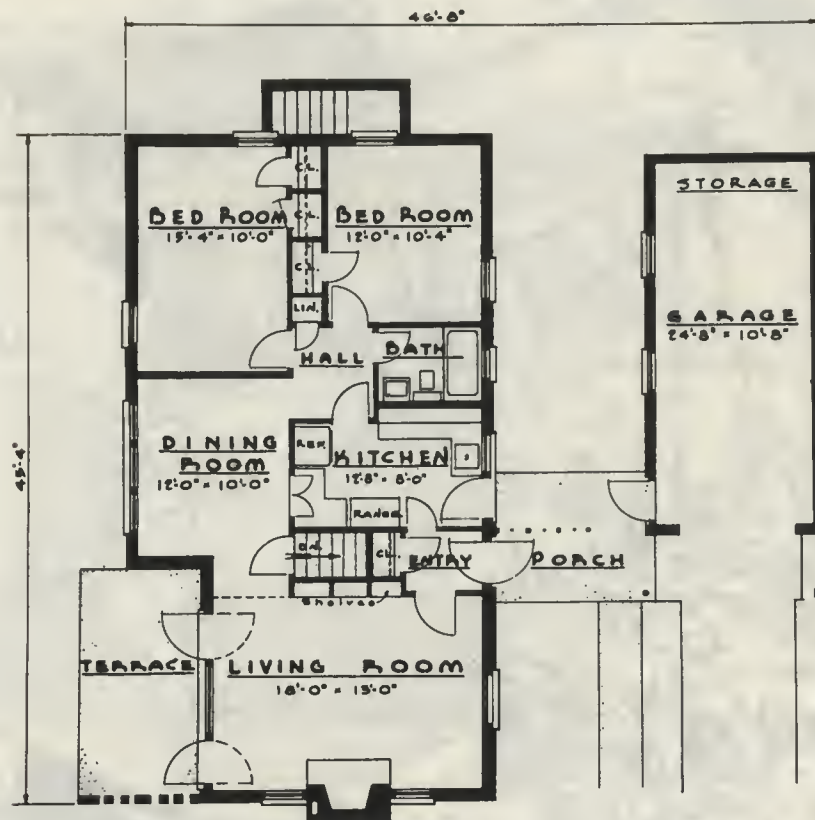
Avoid neighborhoods that are unrestricted or zoned to permit business or industry to enter.

Seek to locate in a neighborhood that has a good street plan restricted to local traffic; that has also good schools, parks and playgrounds, a pleasant view or some other attractive natural feature.

Locating in an undeveloped neighborhood still in the pioneering stage adds to the risk. Neighborhood character is not yet established.

Shun lots that front on arteries of fast, heavy through-traffic.

Floor area of house .....	932 sq. ft.
Area of basement .....	932 sq. ft.
Area of breezeway & garage .....	360 sq. ft.







## THE TRENT

George D. Conner—Architect.

A spacious, functional home for the family that thrives on light and air. This house really brings the terrace—indeed the whole plot—indoors. A home to be proud of!

Total cu. ft. approx.....14,000  
 Floor area of house..... 1,226 sq. ft.  
 Area of partial basement..... 996 sq. ft.  
 (alternate)

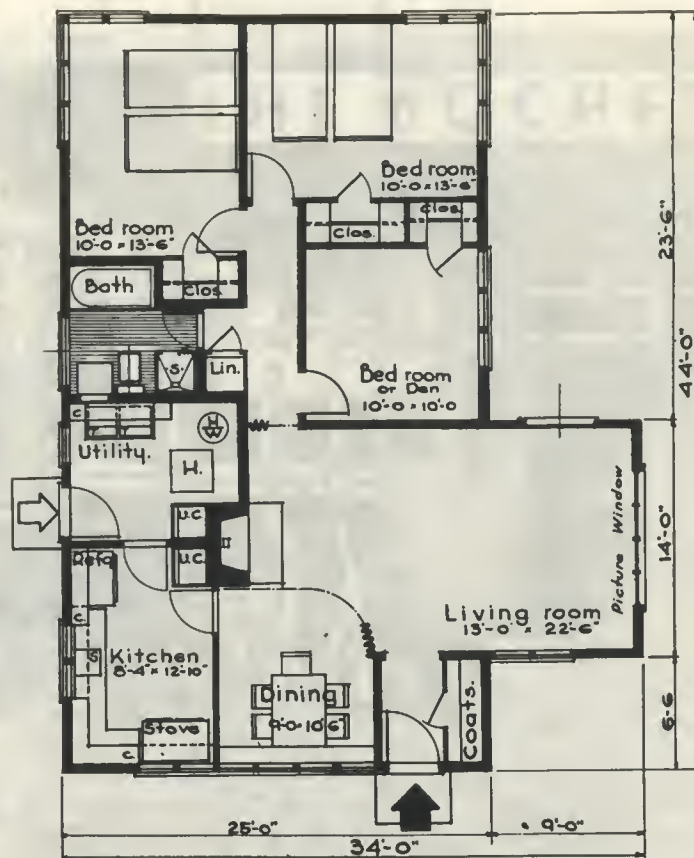
### BUILDING TIP NO. 3

Neighbors are important to a neighborhood too. It makes adjustment to a new neighborhood easier and pleasanter if you already have a few friends there to help you get acquainted.

Do the majority of your future neighbors look like people you would like to live near? Are they more or less in the same general economic or earning class as yourself? There are many exceptions, of course, but generally speaking, a neighborhood that is fairly homogenous both as to type and cost of homes and type of residents is most inclined to be stable.

Do the residents seem to have a pride of ownership? The way they keep up their houses and grounds and perhaps the existence of an active civic association, will help you decide.

This isn't snobbery. It's self protection, for what your neighbors do with their property inevitably affects the value of your home.



**FLOOR PLAN.**



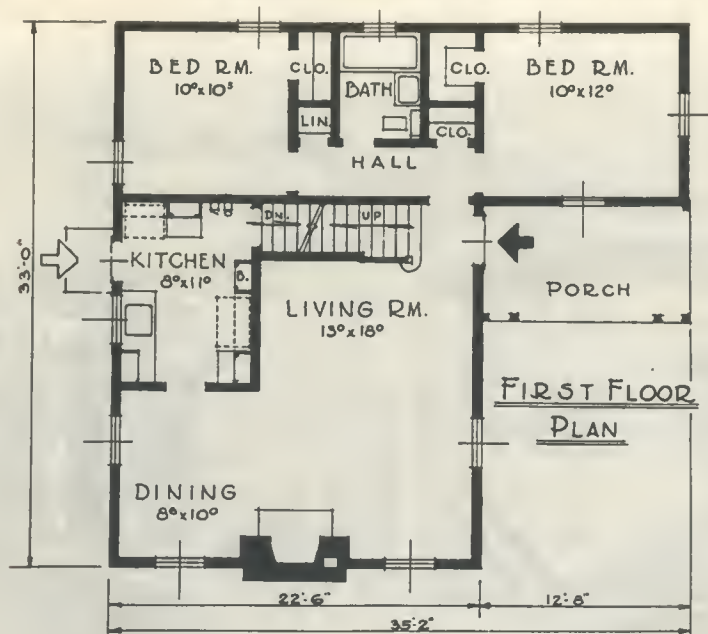


# THE ROCHELLE

RANDOLPH EVANS, *Architect-A.I.A.*

Total cu. ft. approx.....	17,000
Area of 1st floor.....	974 sq. ft.
Area of 2nd floor.....	473 sq. ft.
Partial basement .....	508 sq. ft.

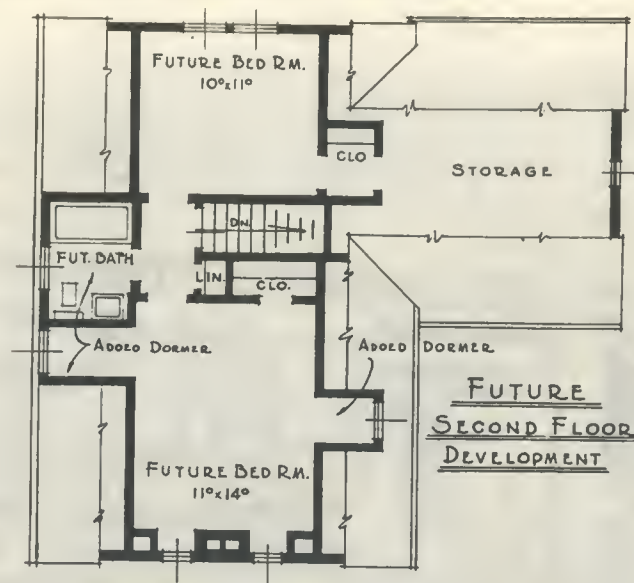
Charming Cape Cod at its best. 4½ rooms (including 2 bedrooms on first floor). Expands to meet growing family needs by adding 1 or 2 bedrooms and bath upstairs.



#### BUILDING TIP NO. 4

Having determined on a satisfactory neighborhood, the next step is to weigh the advantages and disadvantages of the available building plots.

Consider each plot in the light of the type of house you want to build on it. The smaller the lot, the more restricted you are in your house design. A sloping lot may involve expensive grading or a two-level custom design to take advantage of the existing contours. A rambling ranch house or Cape Cod requires a larger plot than does a more com-



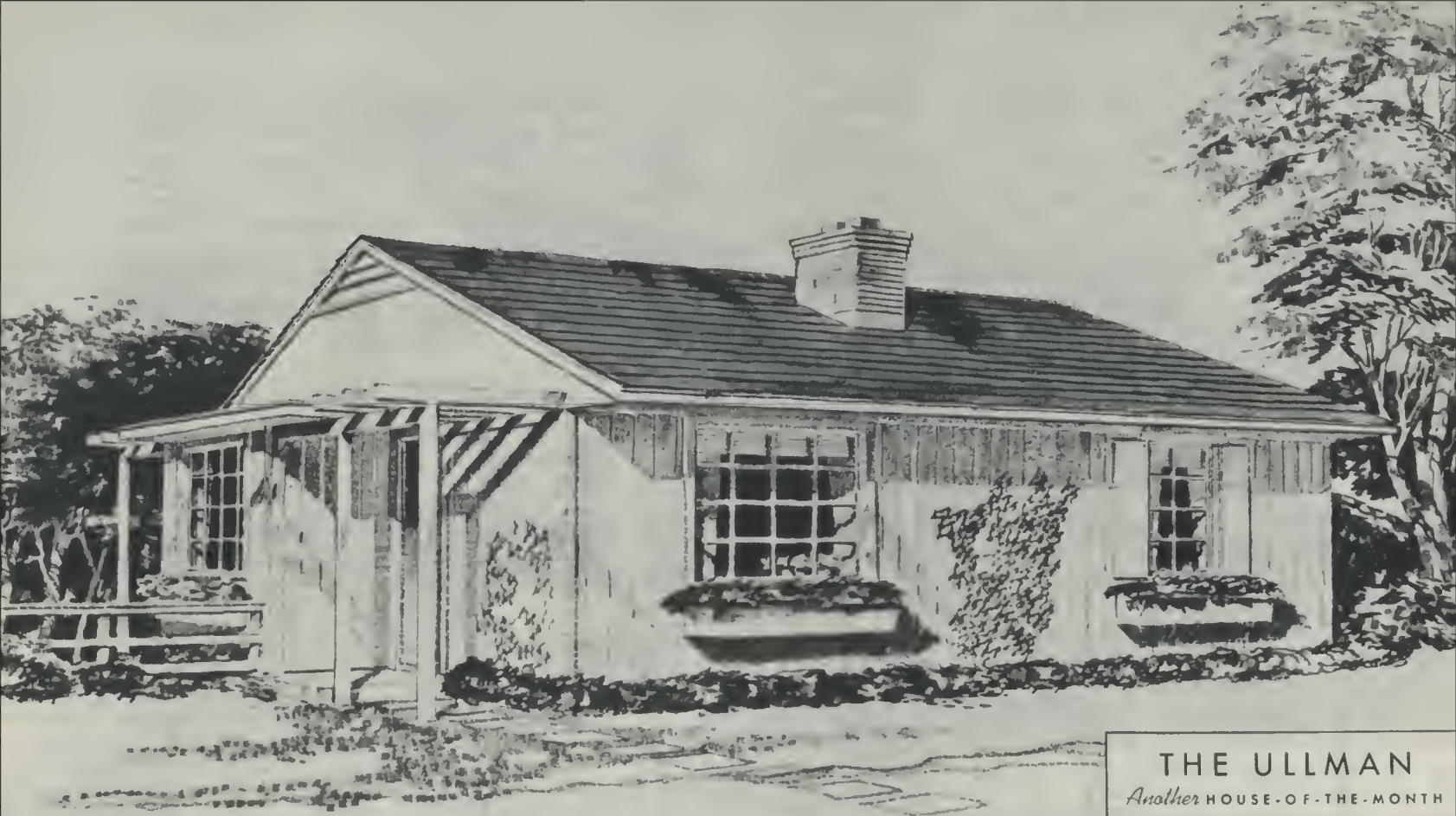
pact two-story plan.

Avoid filled land that may settle, causing the house to settle with it. Avoid wet, low-lying lots. A good time to inspect sites is during or after a heavy rain.

Rock out-croppings may indicate the need for extensive rock excavation—a costly process. A test pit to ascertain the true underground condition is recommended if any doubt exists.

Good trees that don't fall within the house area are assets.





THE ULLMAN  
*Another HOUSE-OF-THE-MONTH*

EDWARD M. PITT-Architect

For those who would invest wisely, this plan presents a modest, contemporary exterior enclosing four well planned rooms, bath and dining alcove. Trussed roof construction. Ideal for small lot.

## BUILDING TIP NO. 5

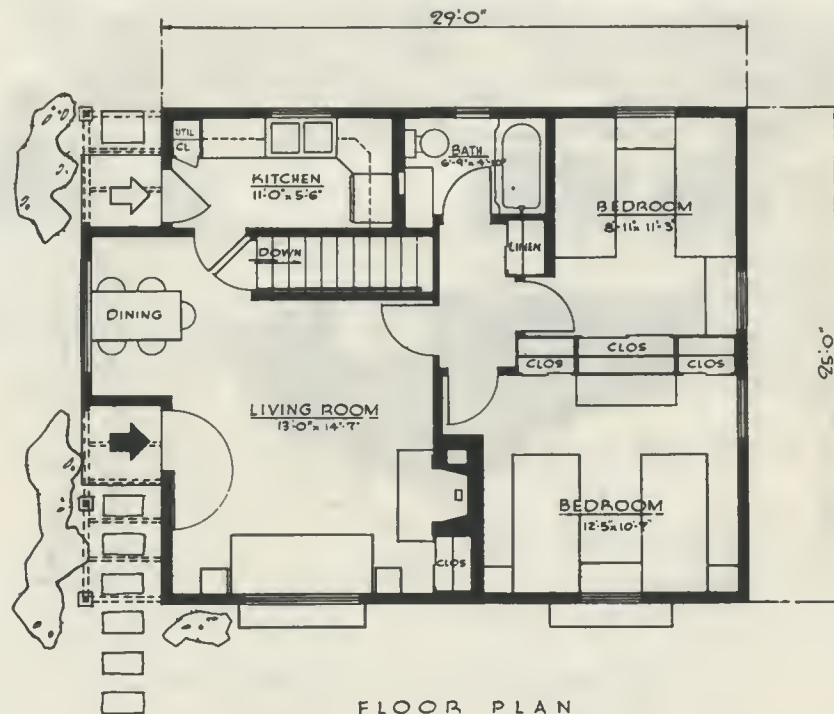
Check the town or city zoning ordinance. Zoning has the weight of law behind it. It is the means whereby the use to which an owner may put his property is limited, in certain specified instances, for the welfare and protection of the community as a whole.

A residential neighborhood protected by zoning will prove safer and more stable than an unprotected neighborhood.

Build your home in a residential zone, restricted against business (except local convenience shopping center) and against industry.

Zoning ordinances usually also establish required minimum plot areas as well as the proportion of the plot that may be covered by the house. They establish required set-backs; i.e., how far your house must stand from the street, from plot side lines and possibly from the rear line. What is left within set-back lines is the area you may build on. Make sure the house of your choice will fit within it.

Total cu. ft. approx.....	14,400
Area of living space.....	745 sq. ft.
Full basement .....	611 sq. ft.





THE MONTEREY  
*Another* HOUSE OF THE MONTH

WILLIAM R. BROWER, *Architect*

Native field stone, rough shingles and vertical random-width bottlenecked siding combine to make this contemporary 3 bedroom home as American as the hills of California—or Vermont. Roof pitches to the rear. Clerestory windows light and ventilate front side of living room.

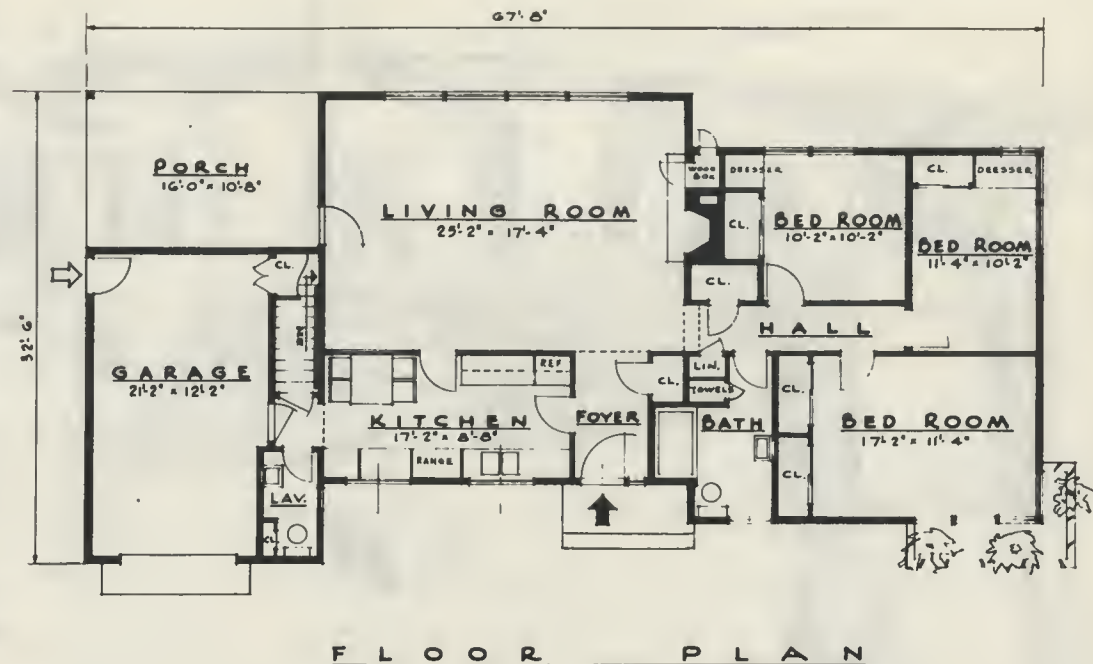
## BUILDING TIP NO. 6

Restrictions on property use may also be written into deeds. They need not be set forth in full in your deed. They may have been imposed by a previous owner, most likely by a subdivider to control the character of his development. They "run with the land," as the legal phrase is, and therefore restrict future owners. Some deed restrictions run "forever." Others more wisely expire after a specified term of years, but beware of the property where deed restrictions are about to expire.

If the deed offered you contains an innocent sounding phrase, "subject to restrictions imposed in earlier deeds," stop everything until you find out exactly what those restrictions are. They may restrict your property more highly than the zoning ordinance does and may prevent your building as you wish.

Deed restrictions may be more severe than zoning limitations on property use. They cannot weaken or subtract from zoning limitations.

Total cu. ft. approx.....	26,000
Floor area of house.....	1,455 sq. ft.
Partial basement .....	650 sq. ft.
Garage .....	279 sq. ft.







# THE DOBBS

ROYAL BARRY WILLS, ARCHITECT

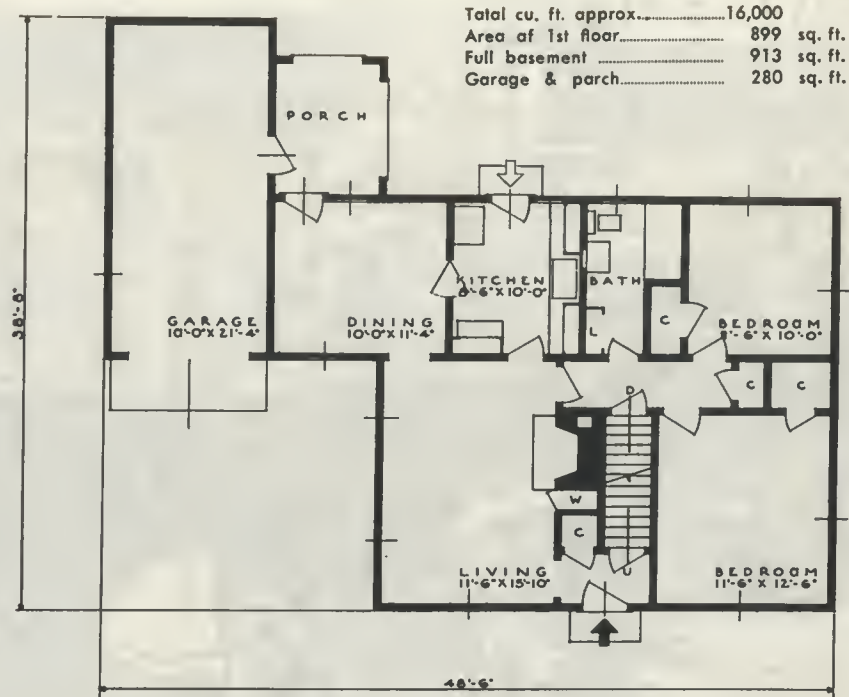
Inspired by the dignity of quaint Colonial design, this home features 5 well planned rooms, attached garage and rear porch. Exposed brick.

## BUILDING TIP NO. 7

Building codes, by means of which the community exercises more or less control over types of materials and methods of construction, are in effect in most large cities and towns and in many small ones as well. Codes are enforced by the municipal building department. Usually plans of a house must be filed with the building department and a permit obtained before construction may begin.

Codes vary greatly from town to town. It is highly advisable to find out in advance of letting a contract whether any particular materials, such as non-fire resistant roofings for instance, are prohibited in your neighborhood.

If you build in an area where a code exists you must conform to its requirements. For that reason your agreement with a builder should contain the condition that he obtain all necessary permits and that he build in accordance with the requirements of all codes that have jurisdiction.





## THE IVES

Randolph Evans-Architect, A.I.A.

The compact plan of this small house, that will fit a 50 ft. lot, provides 4 cross-ventilated rooms, both and 5 well placed closets for clutter-proof storage. Dining area is part of the convenience kitchen. Will heat with a hall floor-heater.



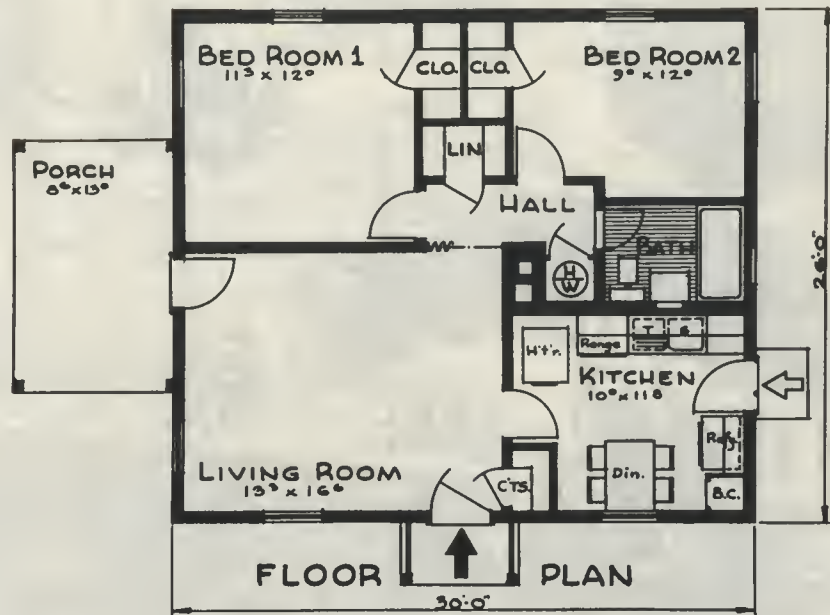
## BUILDING TIP NO. 8

Be sure that electricity and water are available to the lot, and, if possible, sewers, gas and telephone as well. Electricity and water are vital, the latter for fire protection and for low suburban insurance rates as well as for domestic purposes. Look for a fire hydrant within five hundred feet of any lot you consider.

Many fine homes are built in areas that do not have sewers. But private sewage disposal plants (septic tank and drain field) add to the cost of building and they need space to operate efficiently. They are not recommended for closely built-up neighborhoods of small building plots.

Check the depth of the sewer. Do this at the town or city engineer's office, especially if the lot you are considering slopes down from the street. Your house drain exit must be above the level of the street sewer.

Total cu. ft. approx.....11,000  
 Floor area of house..... 780 sq. ft.  
 Floor area of porch..... 110 sq. ft.





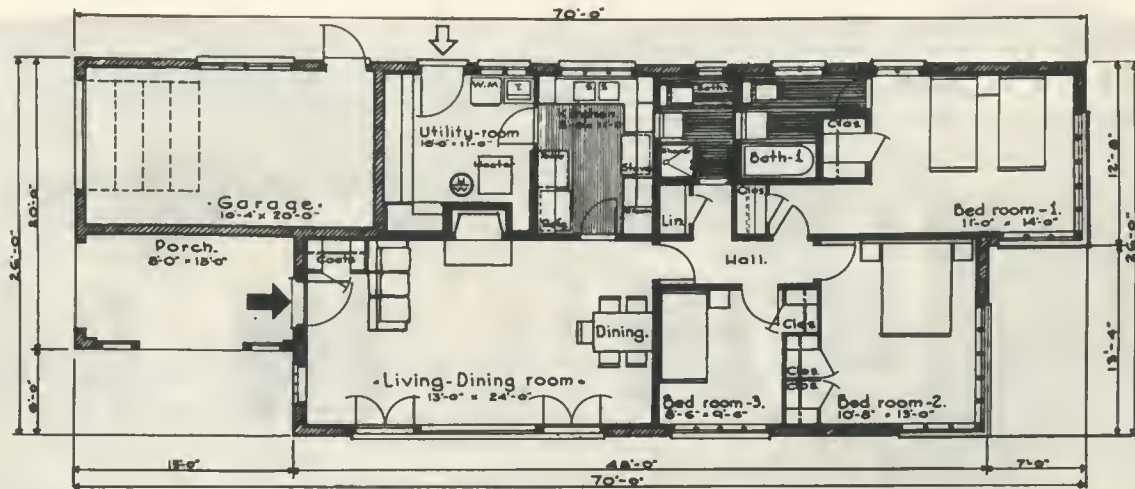


## THE VAN BUREN

8. Burton Corning - Architect

Modern estate-homestead, a painted brick house that extends to a width of 72' including garage. May be turned length-wise on a narrow plot. Alternates for utility room or basement.

Total cu. ft. approx.....18,000  
 Floor area of house..... 1,263 sq. ft.  
 Area of garage and porch..... 367 sq. ft.  
 Partial basement ..... 592 sq. ft.



**△ FLOOR PLAN △**

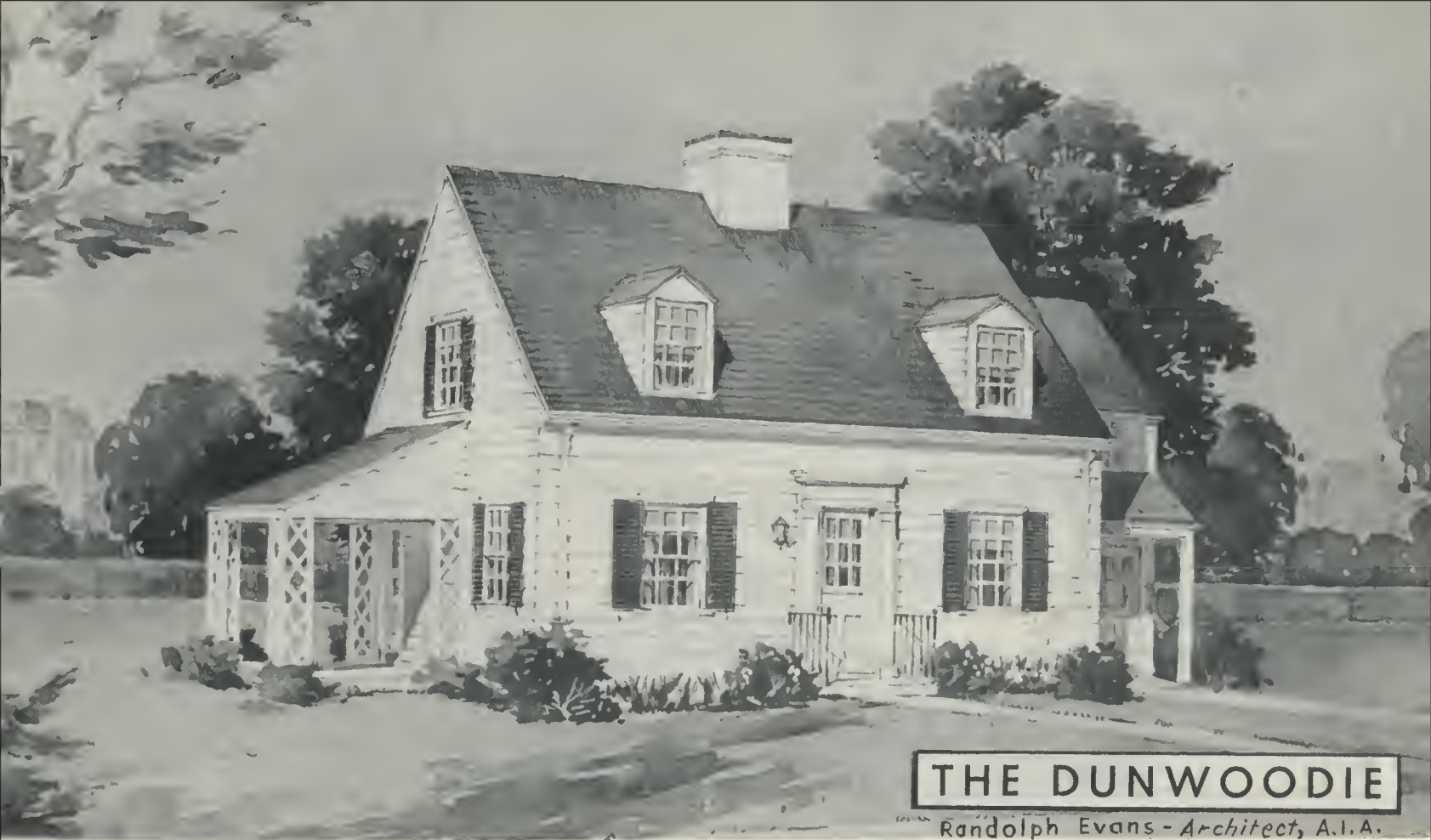
## BUILDING TIP NO. 9

The type of street improvements will vary greatly from one neighborhood to the next. The improvements should conform to the neighborhood. Early land developers often scraped out dirt roads, installed cement sidewalks and called their lots "improved." A serviceable all-weather pavement has been made necessary by the universal use of the automobile.

The road width should be not less than 50 ft. on the map.

A satisfactory paving width is 18 or 20 ft.

One of the most important facts to check is whether the streets are public roads, dedicated to and accepted by the municipality. The great danger of private streets is the question of repair and maintenance. Who will keep them in condition once the developer has sold all his lots? Furthermore, a private road seldom receives municipal services such as ash and garbage collection, snow removal, etc.



## THE DUNWOODIE

Randolph Evans - Architect, A.I.A.

A fine example of classic, center hall colonial. Seven rooms, attached garage and porch; economical 1½ story design utilizing space over garage for 3rd bedroom.



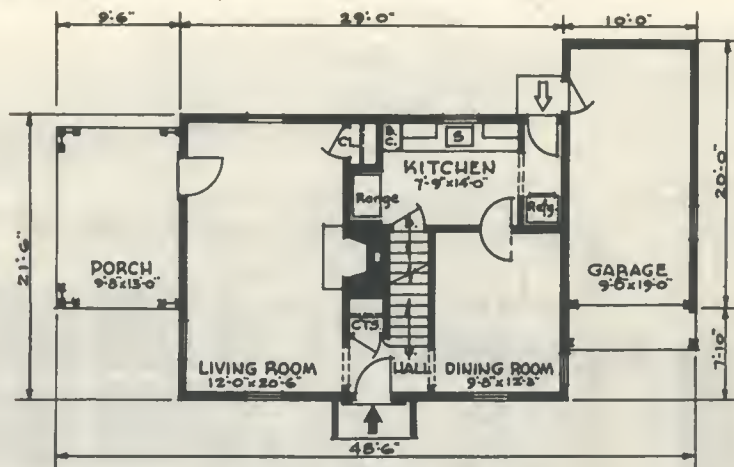
Total cu. ft. approx.....19,200  
 Area of 1st floor exclusive  
 of garage and porch..... 634 sq. ft.  
 Area of basement..... 320 sq. ft.

## BUILDING TIP NO. 10

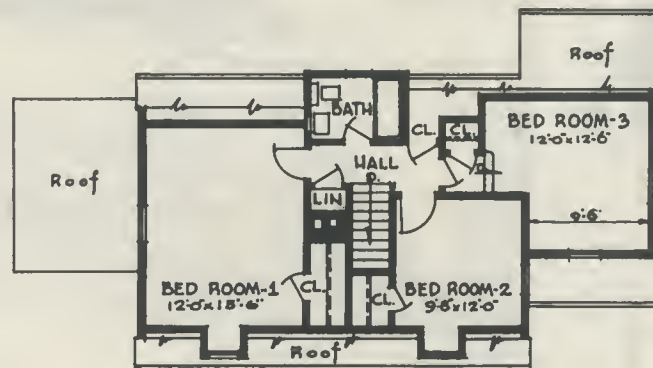
Even if the street is a public road with all improvements actually installed, it is wise to check at the tax office to make certain that they are paid for. Frequently, to ease the burden on property owners, payment is spread over a term of years and collected annually like taxes. The unpaid installments remain liens against property until paid.

One risk when buying a plot in a neighborhood without sewers (or other municipal improvements) is that they may be installed at some future time, either as the result of petition by a majority of property owners or by order of health authorities. In most communities the cost is assessed against all the lots, vacant or improved, that benefit. Even if you do not connect to the sewer, a pro-rata share is assessed against your property.

It is wise, therefore, not only to check for any unpaid assessments for improvements already installed, but also on the likelihood of any new assessable improvements being started within the foreseeable future.



FIRST FLOOR PLAN



SECOND FLOOR PLAN





## THE EDEN

*Another HOUSE-OF-THE-MONTH*

*WILLIAM P. BROWER - Architect*

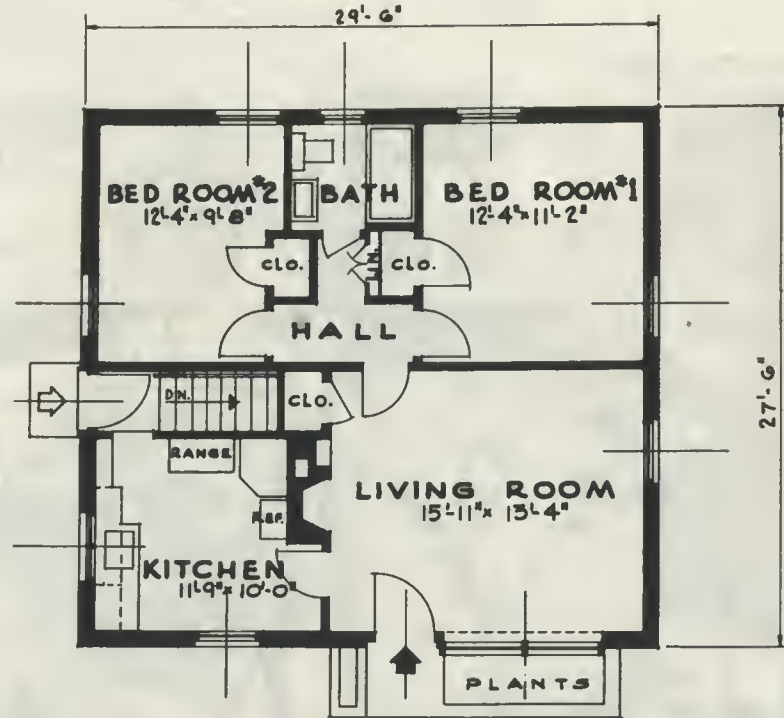
This modern four room cottage will fit comfortably on a 50' lot. It is almost a perfect square without a roof break, the most economical plan to build. Brick, glass and vertical siding give distinction.

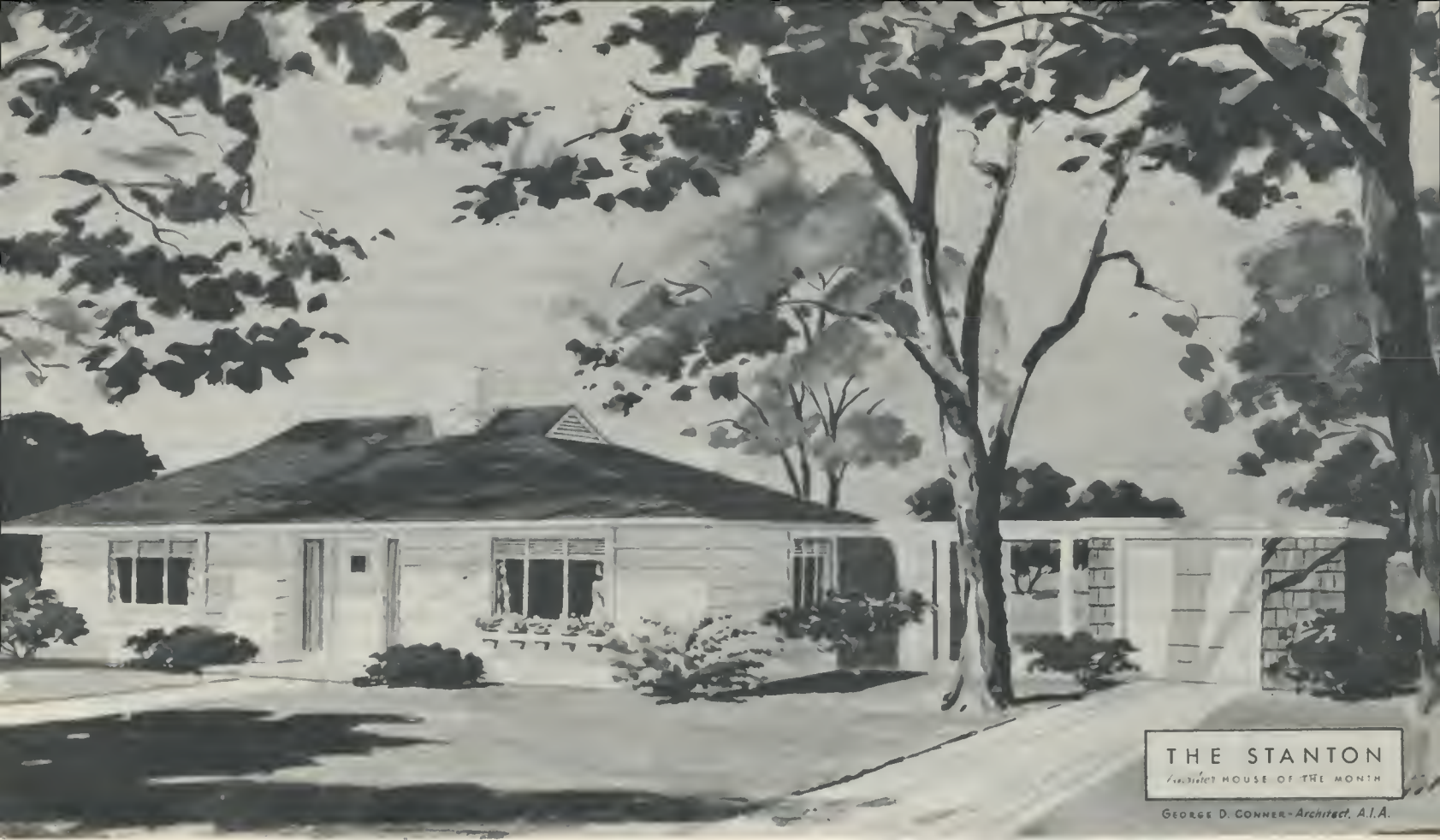
Total cu. ft. approx.....	15,500
Floor area of house.....	726 sq. ft.
Area of partial basement.....	364 sq. ft.

## BUILDING TIP NO. 11

When you start to build may have a very considerable effect upon cost. Everyone knows that building costs fluctuate. Since World War II the trend has been constantly upward. The popular expectation of a drastic post-war fall in building costs failed to develop. Many housing experts and economists now hold the opinion that, short of a substantial depression, there is little likelihood of any early reversal of the upward trend.

Another, and more controllable factor of timing affects building cost. Bad weather conditions may increase the cost of building by slowing up the rate of construction. In the North, for instance, more people start to build in spring or early summer than in the autumn, on the theory that the house will be finished before winter delays the work. But because more people start in the spring, that is the busy time of the year for the industry. You *might* get a better bid by starting in the fall, when your builder's work is beginning to slack off. If the house can be enclosed and roofed before bad weather, inside work can proceed smoothly through the winter.





THE STANTON

Exquisite HOUSE OF THE MONTH

GEORGE D. CONNER - Architect, A.I.A.

This plan comes in two versions; a basic house and a slightly bigger edition with enlarged dining room, with breezeway and garage added as illustrated. Alternate of full basement or concrete slab and utility room.



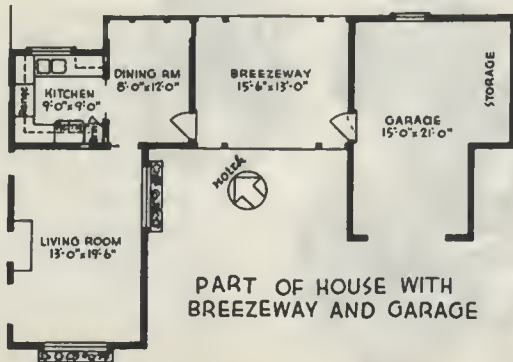
## BUILDING TIP NO. 12

How much money can you afford to spend on your home? That is perhaps the most perplexing problem of homebuilding. Generally speaking, it is better to build too little than too much house. You want the new home to prove a source of happiness and contentment. There is no surer way of causing the dream-house to turn into a nightmare than to bite off more than you can chew.

The mortgage banker is an excellent source of expert advice. His opinions of what is sound, what unwise, are based on the experiences of thousands of families like your own.

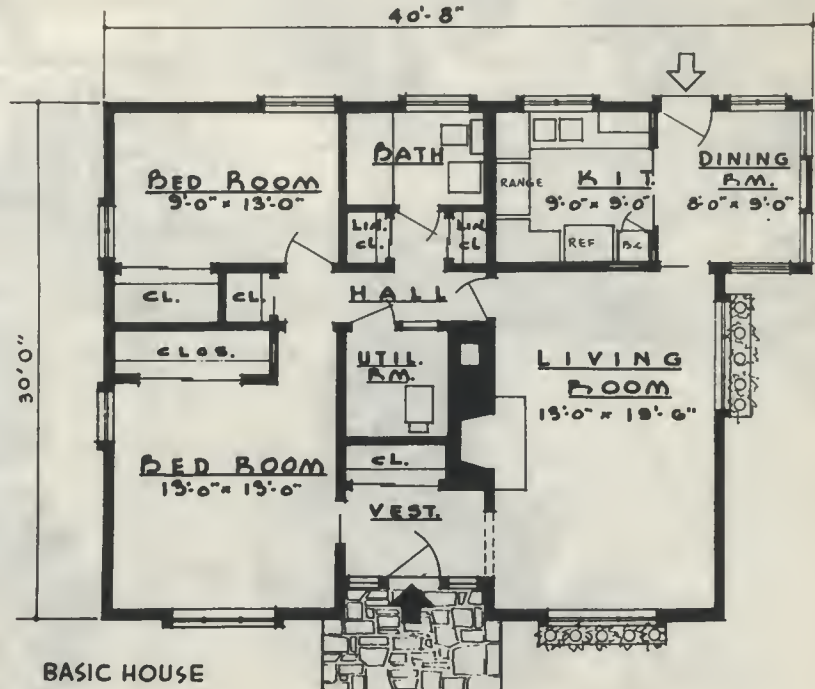
There are two generally held beliefs. First, a family should not spend for a house more than two and one-half times its annual income. Thus \$12,500. is just about tops for a family making \$5,000.

Second, the total carrying costs of the house (interest, taxes, insurance and amortization of mortgage) should not exceed twenty-five percent of family income.



PART OF HOUSE WITH  
BREEZEWAY AND GARAGE

Total cu. ft. of basic house	
approx. ....	16,000
Floor area of basic house.....	1,130 sq. ft.
Floor area of larger version... 1,686 sq. ft.	
(including garage and breezeway)	
Area of full basement.....	1,031 sq. ft.
(alternate)	



BASIC HOUSE



# THE PIEDMONT

George D. Conner, Architect

A preview of the popular home of tomorrow is this graceful modern. Vertical siding, accented by touches of stone masonry make its exterior as attractive as its plan is functional.

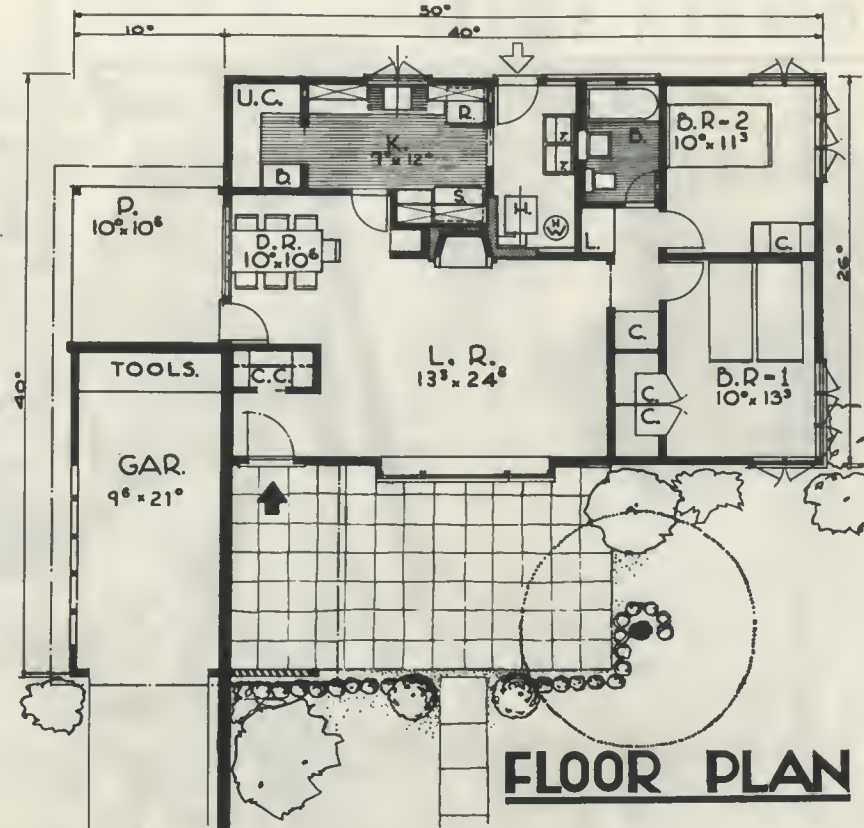
Total cu. ft. approx.....	13,000
Floor area of house.....	1,040 sq. ft.
Full basement (alternote).....	1,040 sq. ft.
Porch and garage.....	332 sq. ft.

## BUILDING TIP NO. 13

Anticipate and add up every cost item involved in building. It is not enough merely to add the cost of the house to the cost of the lot and say, "that's it." There are other items of expense involved in building and often when these are not anticipated budgets are thrown out of gear. While the individual items are not large they do add up to a considerable total.

You may not have to pay for all of the following but make sure which ones you will have to pay and how much they come to:

- Title search or guaranty policy
- Attorney's fees
- House connections to utilities
- Recording of deed and mortgage
- Revenue stamps on bond
- Mortgage tax
- Plot survey
- Appraisal fee
- Cost of blueprints
- Special assessments for street improvements
- Grading, landscaping, driveway and walks







## THE VERNON

Randolph Evans - Architect

Taking its inspiration from the gracious homes bequeathed by our forefathers, this house has all the modern features to which Dad and Mother aspire. Four unusually spacious rooms plus dining alcove. Loads of storage space.

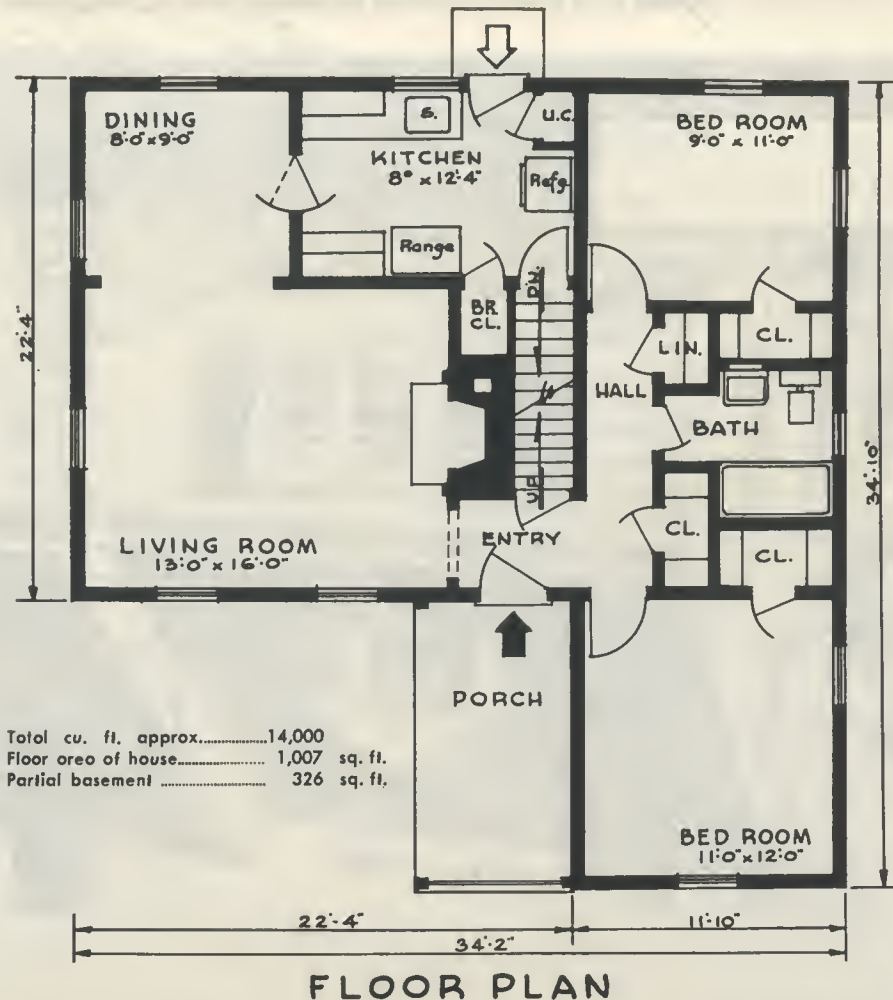
## BUILDING TIP NO. 14

In grandfather's day it was considered something of a family disgrace to have a mortgage on the homestead. Now it is a rare house that is held "free and clear." Modern mortgage financing has made us a nation of home owners—but the fact still remains that a mortgage is a debt. If we remember this we will be more apt to apply to our mortgage borrowing the same sound rules of common sense that we apply to other debts. We won't borrow more than we need just because we might be able to get it. We'll pay off the borrowed money as fast as possible to keep our interest cost down.

There are several sources of mortgage money; among them, banks, building and loan associations, Federal savings and loan associations, mortgage companies and insurance companies.

It pays to shop around for mortgage money just as it pays to shop for anything else. Some lenders charge more fees of one kind or another than others. Some will make loans at lower rates or for longer periods of time.

(Continued on P. 32)



Total cu. ft. approx.....14,000  
 Floor area of house..... 1,007 sq. ft.  
 Partial basement ..... 326 sq. ft.



## THE QUINN

*Another HOUSE-OF-THE-MONTH*

McMURRAY & CHIRGOTIS - Architects, A.I.

A charming 5 room complete living unit on the first floor. Two extra bedrooms may be added if required in the spacious, airy, expansion attic.



Total cu. ft. approx.....	24,500
Area of 1st floor.....	1,185 sq. ft.
Area of 2nd floor.....	620 sq. ft.
Breezeway & Garage.....	375 sq. ft.
Full basement .....	1,185 sq. ft.

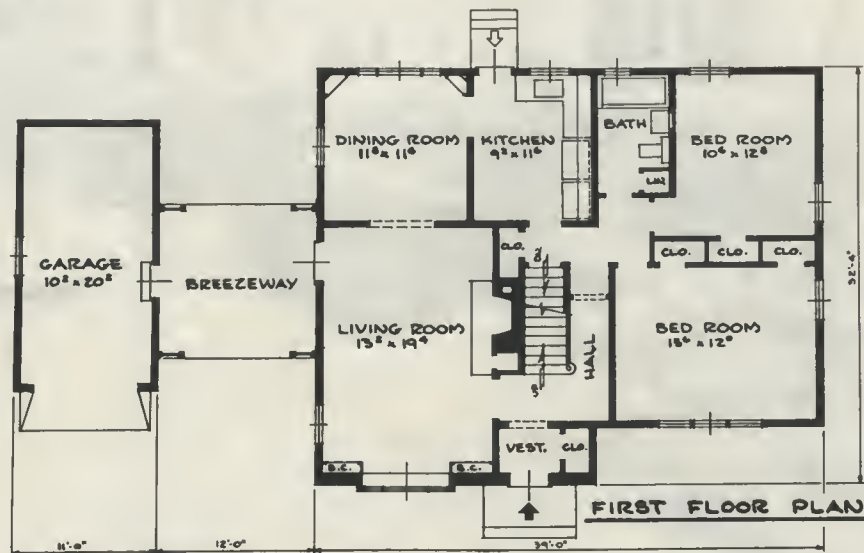
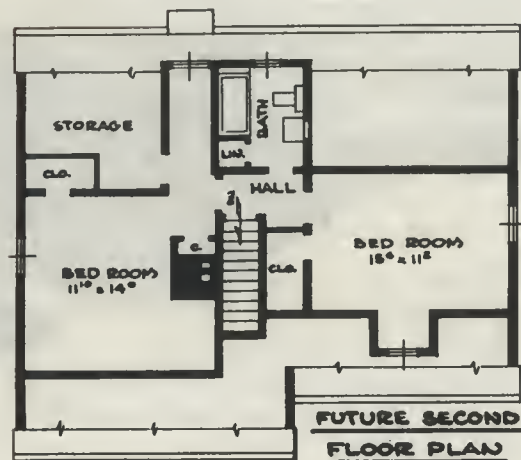
## BUILDING TIP NO. 14

(Continued from P. 30)

In every case find out exactly how much money you will get after all fees and expenses are deducted from the amount of the loan.

The mortgage that calls for a fixed monthly installment is now preferred by most families. Out of this single monthly payment the lender takes

core of interest, taxes and insurance, and credits the remainder toward reduction of the principal. The monthly payment is calculated to pay the mortgage off in full usually in twelve, fifteen or twenty years. Naturally the longer the monthly payment, the shorter is the term of the mortgage for there is more left over after payment of the carrying charges.





## THE YATES

*Another HOUSE OF THE MONTH*

STEPHEN NOLAN - Architect

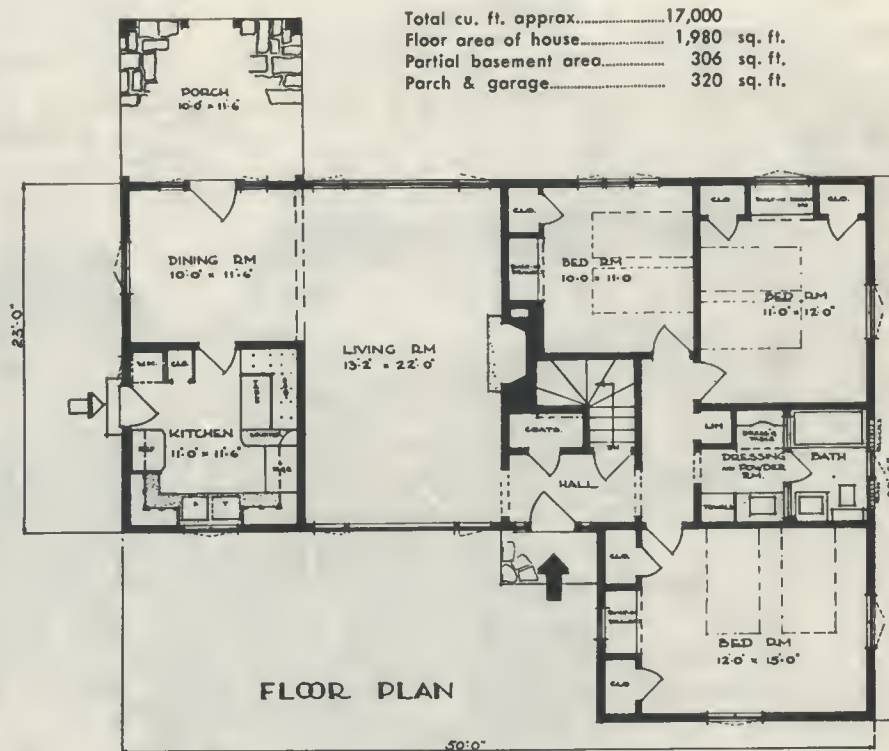
Colonial and modern seem contradictory terms. Not so when applied to this house. The charm of the exterior stems from tradition. The modern feeling is confined to window treatment and functional room arrangement. Notice the two-in-one both, the ultimate in convenience.

## BUILDING TIP NO. 15

A building loan or construction loan is a device by which money is advanced as construction proceeds toward completion, at which time it is supplanted by or merged into the permanent bond and mortgage. Usually the building loan agreement and the subsequent bond and mortgage papers are signed simultaneously, for building loan advances are almost invariably made only by the lender who will hold the final mortgage on the completed house.

In effect, the building loan agreement mortgages the entire property to the extent of the amount of advances actually made. At no time will the advances amount to the total value of the work actually done. The agreement will contain every possible clause to protect the lender, for the reason that advancing money on a construction job is much more risky than lending on the security of a finished house. The lender strives to keep himself always in the position where he may, if the builder falls down, complete the job within the limits of the permanent mortgage.

Not all lending institutions make building loans. If you are not able to finance progress payments to your builder—or if he will not finance the job for you until completion, when a permanent mortgage may be placed—your problem is to find a lender who will make building loans.







THE GARFIELD  
HOUSE OF THE MONTH

RICHARD J. NEUTRA - Architect, A.I.A.

For Californions and those who like the Colifornion way of life. Plenty of glass but not o goldfish bowl! A smoll, livoble house for ulro moderns.

## BUILDING TIP NO. 16

You need not worry about avoiding mechanic's liens if you build under a construction loan agreement. The lender will take all necessary precautions. (See building tip No. 15)

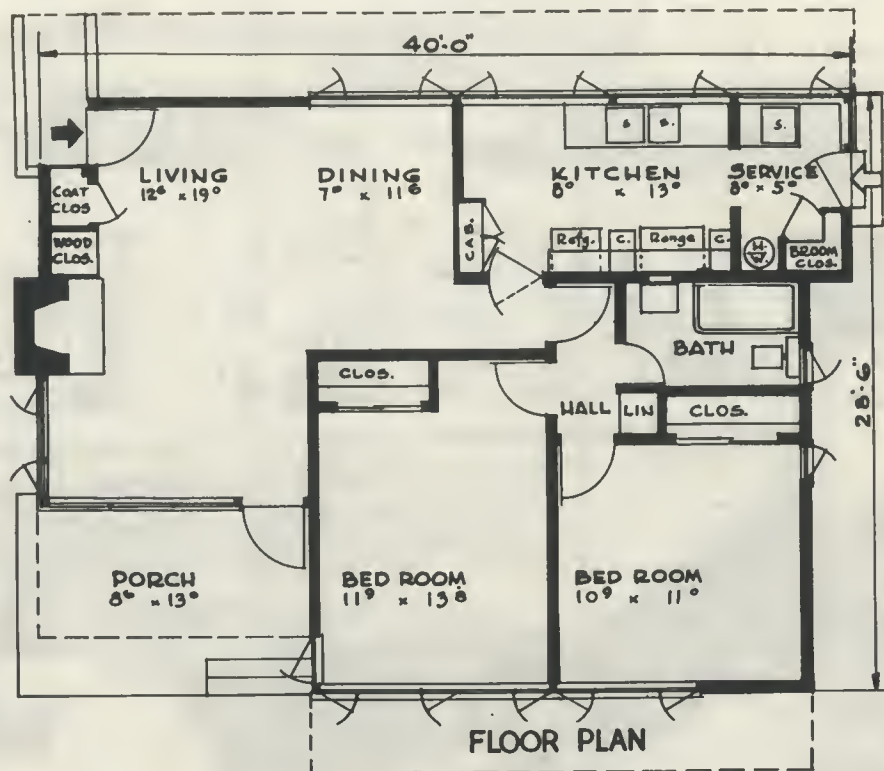
But, if you are financing construction until completion, you should be as careful as a lender would be.

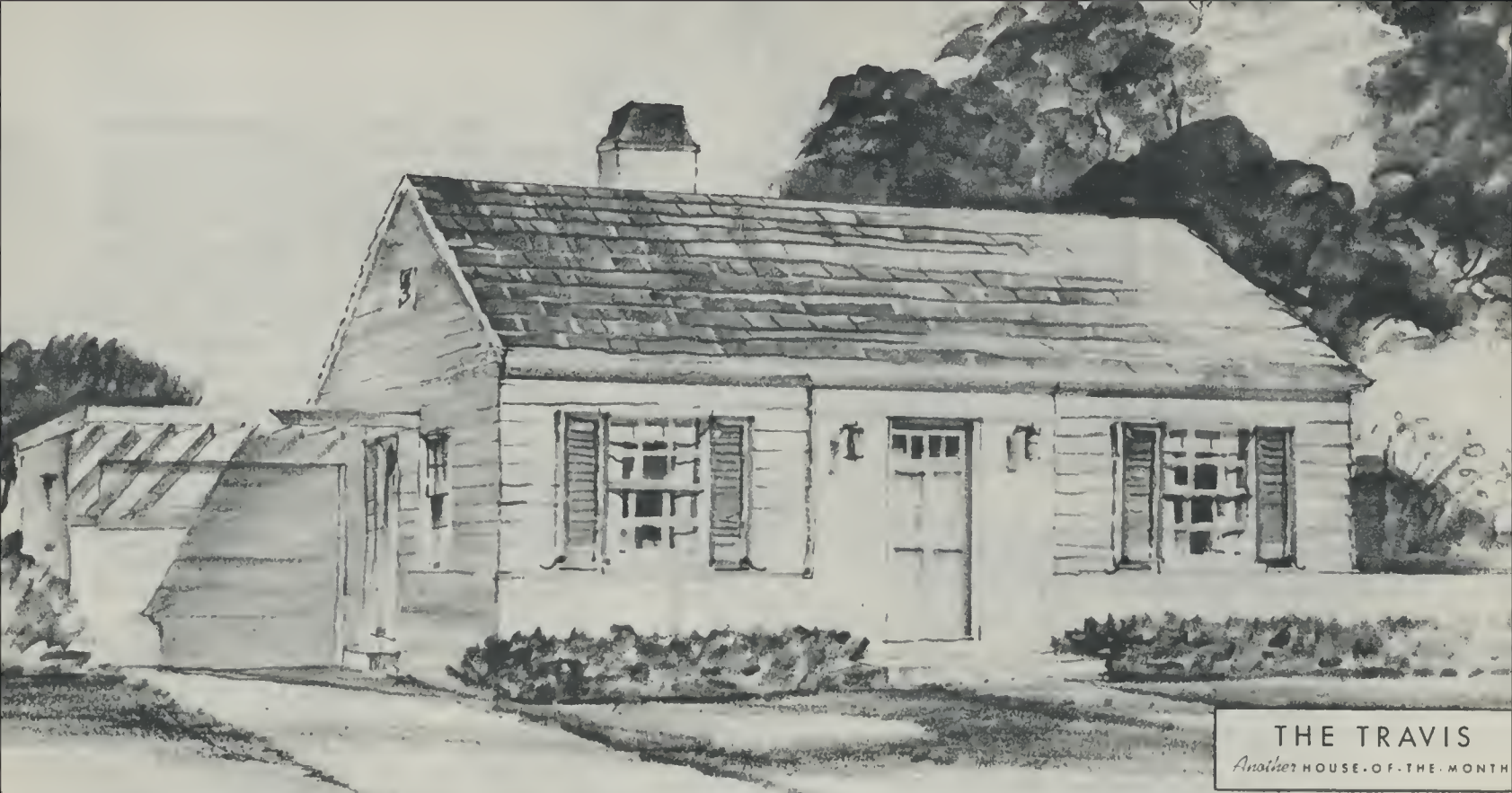
The law seeks to protect the workman, the subcontractor and the supplier of materials. Even if you make full payment to your builder, mechanic's liens may be filed against your property by anyone who rendered services or supplied materials which the builder failed to pay for.

Before you make partial payments to the builder he should furnish you with receipts or 'releases from liens' from his sub-contractors totaling at least the amount of your partial payment. And before you make your final payment he should furnish receipts from all sub-contractors as well as evidence that he has met his own labor payrolls.

You are justified in withholding payments if your builder fails to pay sub-contractors for either labor or materials, if any claims against him are filed, if defective work is not promptly remedied, or if at any time there develops doubt that the house can be finished for the amount of the unpaid portion of the contract price.

Total cu. ft. approx.....12,000  
Floor area of house..... 952 sq. ft.  
Area of partial basement..... 260 sq. ft.





## THE TRAVIS

*Another HOUSE OF THE MONTH*

RANDOLPH PLANS 450-707, A 1-1  
S - E - N, NOLAN, Arcadia 1 A 1 A

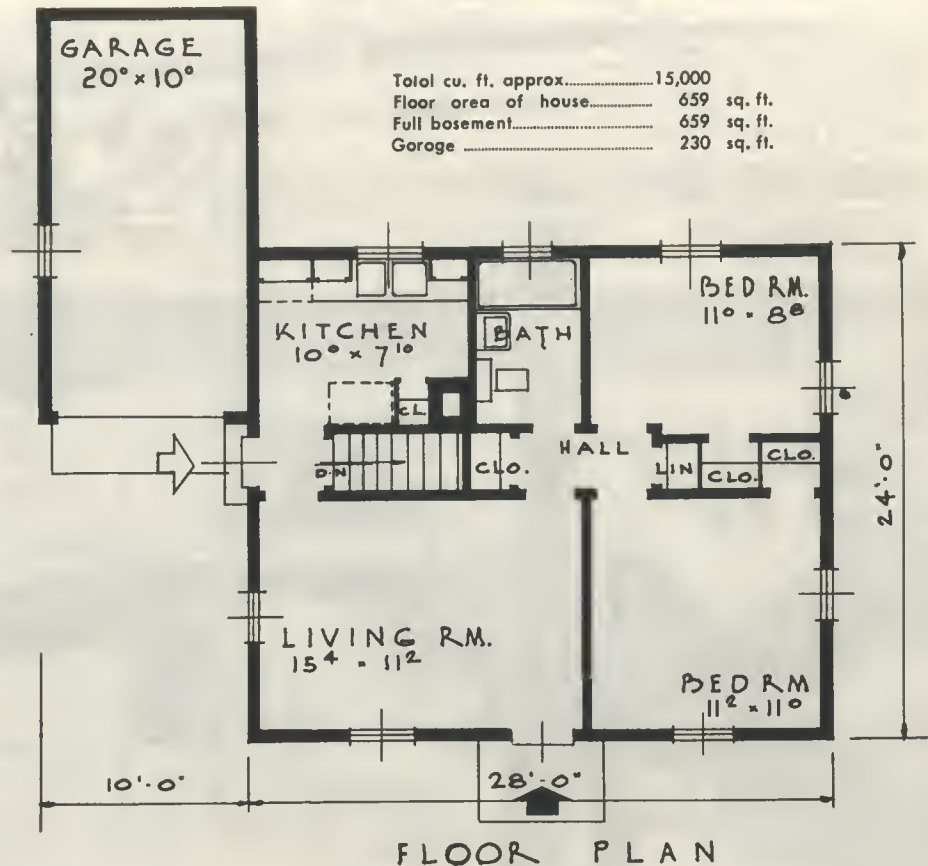
This delightful Colonial design may be constructed economically for it is on almost perfect square. The shed-roof garage with overhang lends a modern touch. Will fit on a 50 ft. lot.



## BUILDING TIP NO. 17

Before you sign a purchase agreement for a building lot is the time to satisfy yourself an Building Tips Nas. 1 ta 10 inclusive, and it is suggested that you reread them. Befare you sign is also the time to cansult yaur attorney for legal advice. A verbal assurance by a broker or salesman that is nat incorporated in the written contract is valueless. The purchase agreement is presumed to be complete; to represent the full 'meeting af the minds' of seller and buyer, and the seller may enfarse fulfillment by yau if he does only the things that he agrees to da in the written agreement. Whereas verbal contracts may be enfarseable in many lines of business, the real estate laws of mast states specify that cantracts far real estate are enfarseable only when reduced ta writing.

The purchase agreement should recite nat any price but exactly haw it will be paid, when and where title will be passed and by what type of deed; it should define the property exactly; should specify existing restrictions and easements. Any unspecified candition that makes it impassible far the seller ta deliver a "good and mar- ketable title" gives yau gaad cause far rejecting the deed.





July 1951 *Good Housekeeping Magazine* featured this as a "house for a 50' lot." A brilliant floor plan that deserves careful study. Much more "liveability" than is usually found in houses of its size.

Total cu. ft. approx. ....14,000  
 Floor area of house..... 1,109 sq. ft.  
 Area of partial basement..... 532 sq. ft.

## BUILDING TIP NO. 18

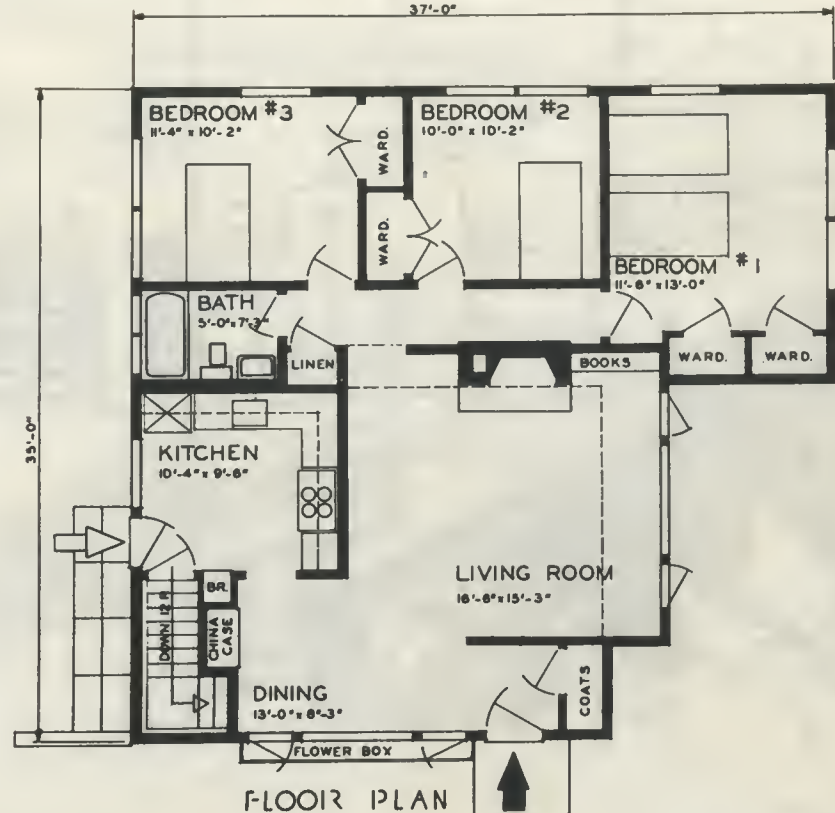
The deed is the instrument by which title actually passes from seller to buyer, usually thirty or more days after the signing of the purchase agreement. There are four major types of deeds:

1. Quit claim deed
2. Bargain and sale deed
3. Bargain and sale with covenants against grantor's acts
4. Full covenant and warranty deed

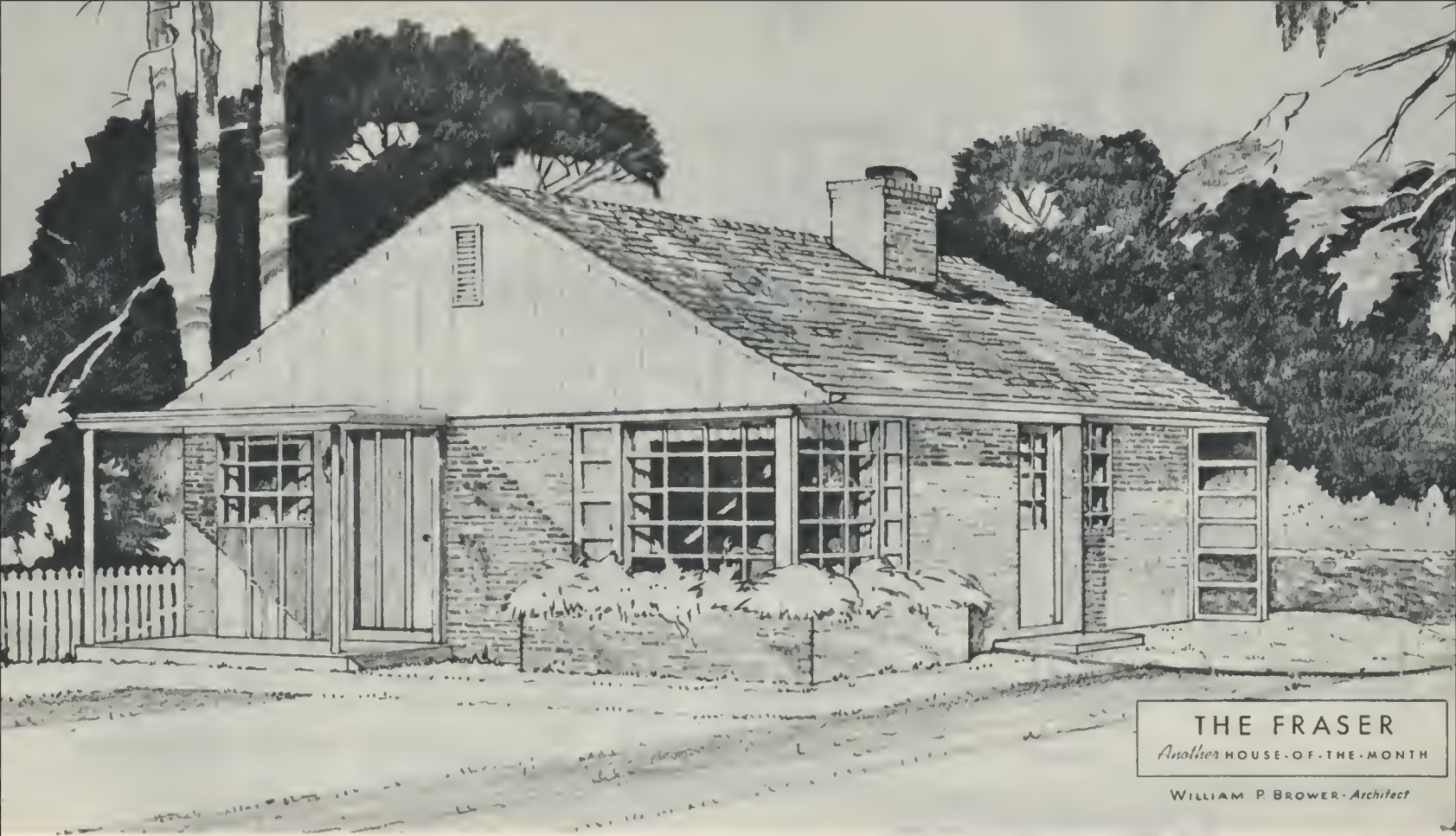
The full covenant and warranty deed is best from the buyer's standpoint, but the bargain and sale deed with covenants against grantor's acts is becoming accepted, especially in purchases from responsible subdividers to whom a title company has insured title. (See Building Tip No. 19.) Avoid types 1 and 2. The former is usually used only to transfer a questionable title or to correct an error in an earlier deed; neither contain any possibility of redress against the seller.

*The type of deed should be stated in the purchase agreement.*

Record your deed immediately at the County Clerk's office. Recording the deed constitutes the filing of public notice that ownership has changed.







THE FRASER  
*Another HOUSE-OF-THE-MONTH*

WILLIAM P. BROWER - Architect

Four and a half comfortable, livable rooms in a house only 25'4" x 35'. That is an achievement of inspired planning! It will rest nicely on a 50' plot.

Total cu ft. approx.....18,600  
 Floor area of house..... 762 sq. ft.  
 Area of full basement..... 762 sq. ft.

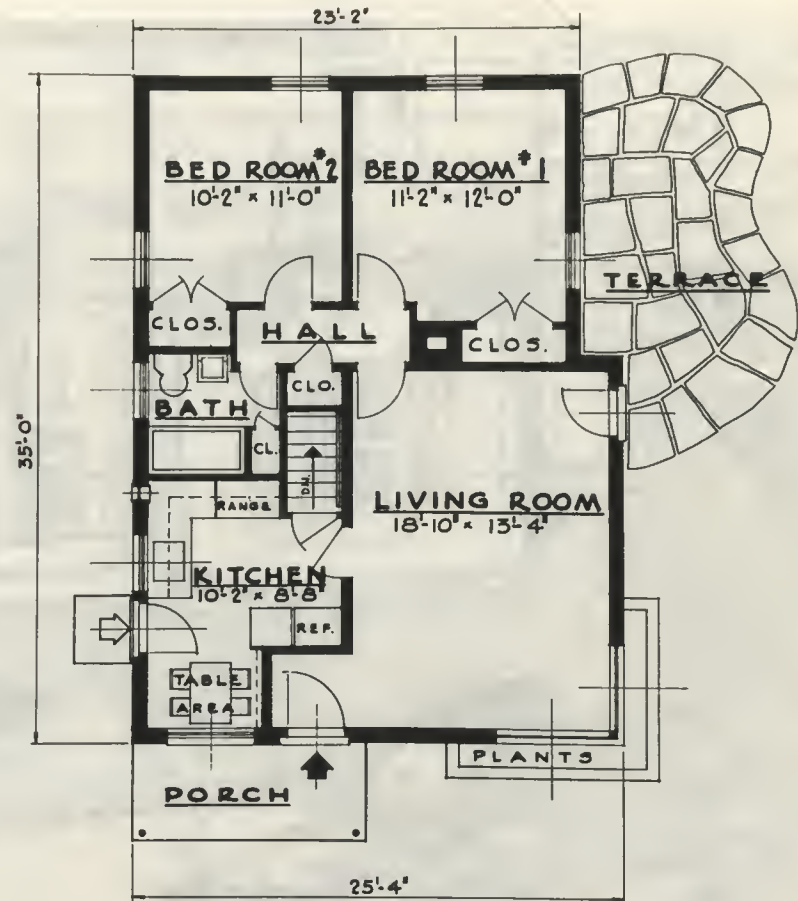
## BUILDING TIP NO. 19

The period of thirty or more days between the signing of the purchase agreement and the delivery of the deed is chiefly to permit the purchaser to satisfy himself, by a search of the public records, that the seller has a 'good and marketable title' to the land in question. This is the time to pay a reasonable fee for expert advice.

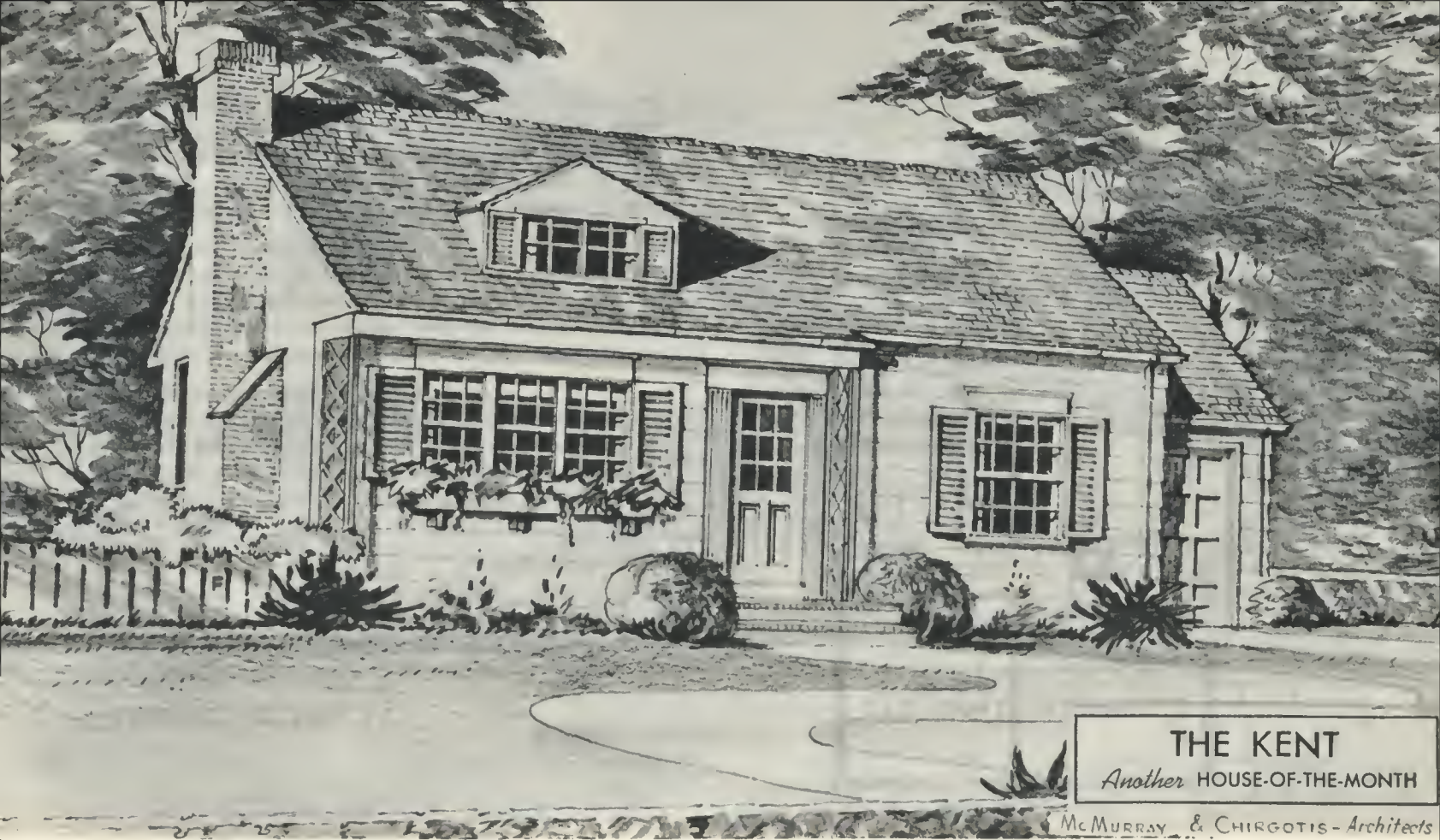
In some areas title companies will search the records for you and when satisfied that the seller has good title to the property, will issue an insurance policy guarantying to indemnify you up to the amount of the purchase price only, if any flaw ever develops.

In areas where title companies do not operate, your attorney will search the records and give you an "abstract of title." In the first case you get an abstract of title plus insurance. In the latter, you rely upon the knowledge, experience and care of the attorney.

*Never fail to have the title searched!* Title flaws may exist in property of a perfectly honest seller who may not even know of the flaws till your search shows them up. Clearing such flaws is often a difficult and expensive process; sometimes impossible. *Always have the title searched or insured!*







**THE KENT**  
*Another* HOUSE-OF-THE-MONTH

McMURRAY & CHIRGOTIS - Architects

Do you like a separate dining room? Here is one in a house that may consist of 5 or 7 rooms depending on whether the attic, ventilated on all 4 sides, is enclosed.



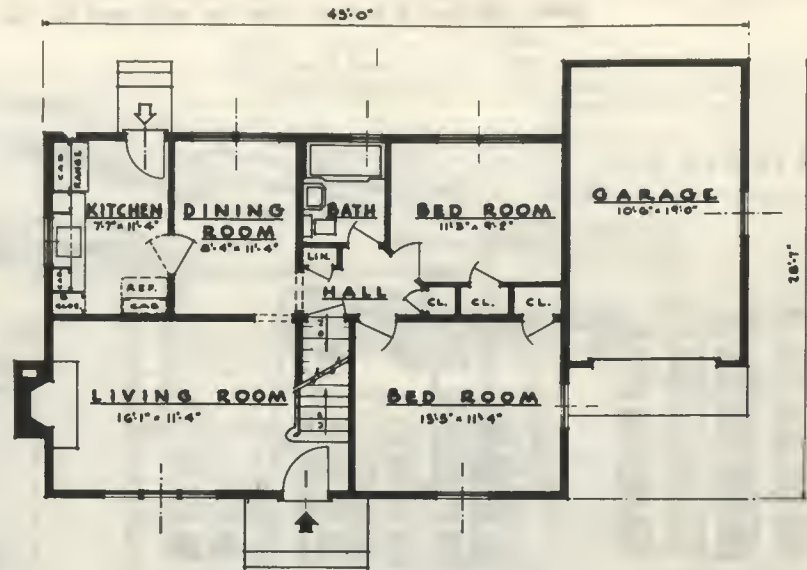
Total cu. ft. approx.....	17,000
Area of 1st floor.....	762 sq. ft.
Basement.....	720 sq. ft.
Garage.....	230 sq. ft.

## BUILDING TIP NO. 20

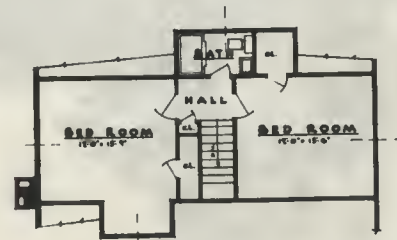
A physical survey of your building plot by a licensed land surveyor costs little and may save you much. The surveyor will actually mark out the corners of your plot by sinking iron pipes or preferably concrete markers. These are permanent. Do not settle for wooden stakes that get pulled out or rot away.

The surveyor will also give you a blueprint of your property, showing every angle and dimension. It will show whether a neighbor's fence or driveway infringes on your property. It should also show the location of good trees and any outcroppings of rock, the utility lines to which your house will connect, and, if the plot is not level, surface contour lines that will be of great help in placing the house so as to avoid excessive terracing or grading.

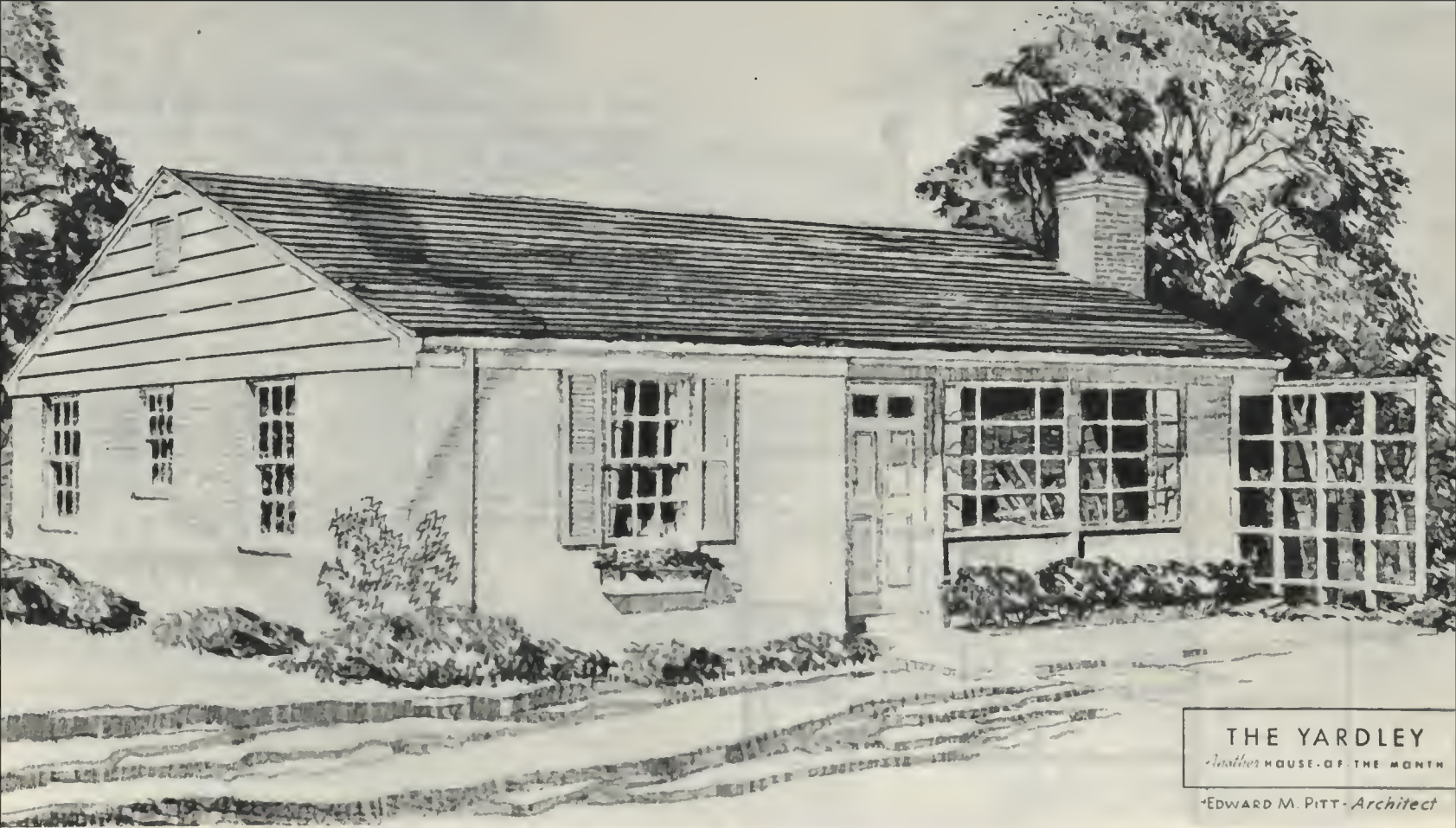
If you build on another man's property you are just out of luck. What you build belongs to him. It has happened more often than you think! If your neighbor's driveway remains unchallenged on your property, he acquires "squatter's rights" to it after a term of years.



FLOOR PLAN



FUTURE SECOND FLOOR



## THE YARDLEY

*Another* HOUSE OF THE MONTH

*Edward M. Pitt, Architect*

Small in outward appearance but big in accommodations, this 5½ room house will adjust nicely to a small plot. Trussed roof-rafter design reduces construction cost.

## BUILDING TIP NO. 21

Choosing the builder who will erect your home for you is one of the most difficult and critical steps that confront the prospective home owner. The whole success of your thrilling adventure into home ownership depends upon picking a builder with technical "know how"; with the experience, integrity and financial resources that will insure satisfactory performance.

To prospective home builders who come into the offices of the House-of-the-Month seeking advice we give several practical suggestions.

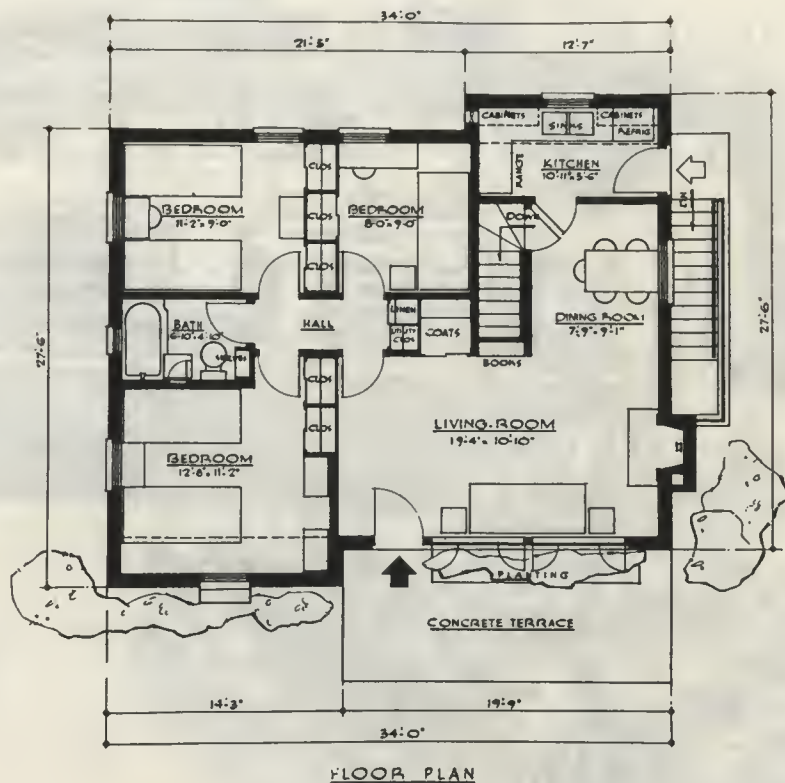
1. Ask the leading lumber yard in your town for the names of several recommended builders. Inasmuch as the yard usually extends considerable credit to builders as the jobs progress, they will not suggest any fly-by-night operators. Every yard in your area knows who are the good builders, who are the mediocre ones, and which ones shouldn't be in the business at all.

2. Ask the mortgage lending institutions the same question. You may be surprised how much information they will have as to the type of work of the various builders. Why? Because they have probably made loans on houses built by all of them. The mortgage lender is also in a position to check their financial responsibility.

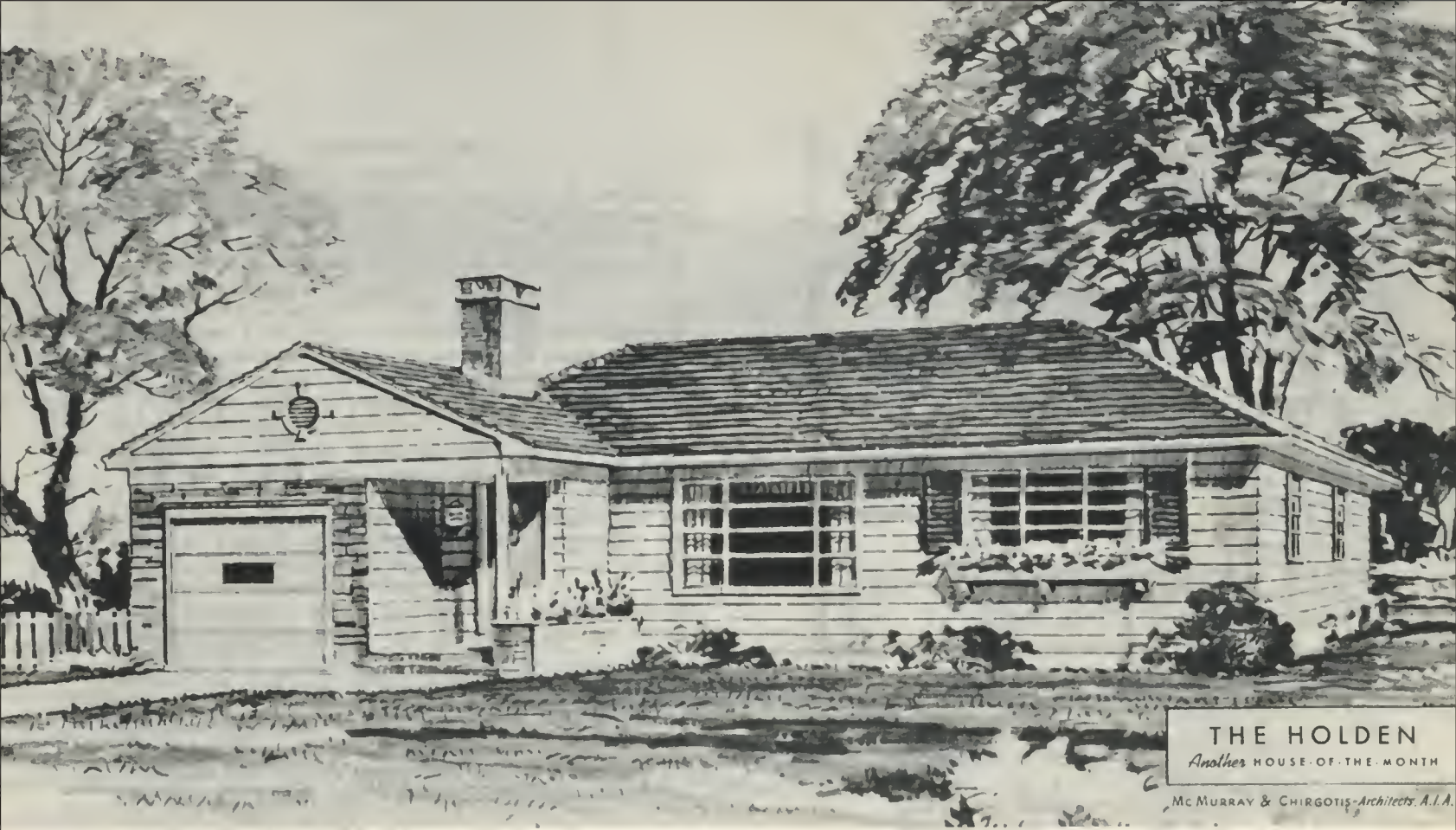
3. Next personally inspect both past and present jobs of the several builders to whom you have been recommended. Ask the owners living in houses that were finished several years ago. Several years allow plenty of time for the results of poor workmanship to show up.

(Continued on P. 48)

Total cu. ft. approx.....	13,000
Floor area of house.....	923 sq. ft.
Area of partial basement.....	541 sq. ft.







Modern Colonial at its best. Call it ranch house if you prefer. Three bedrooms. Living room 18' long. Efficiency U-type kitchen, Dinette, snack bar, unusual architectural charm.

## BUILDING TIP NO. 21

(Continued from P. 46)

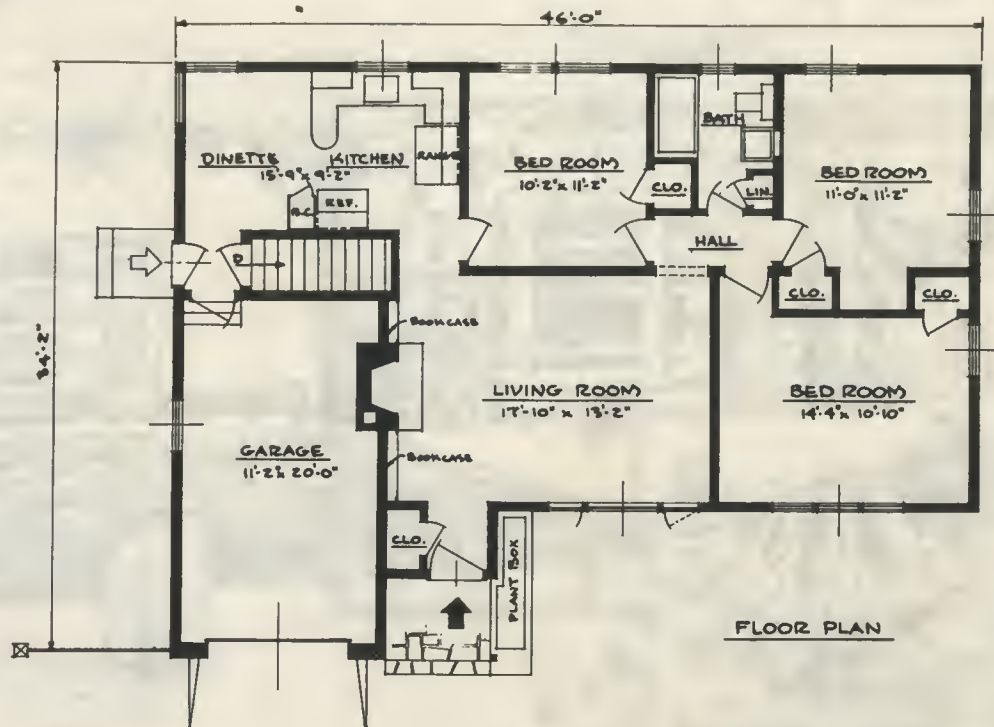
When inspecting jobs under construction, size up things for yourself. Do the workmen seem careful and interested? Is the material awaiting use protected against the weather? Is there evidence of excessive waste?

Having signed an agreement with a builder, give him a chance. Your home is the adventure of a lifetime to you. To him it's routine business. Don't bother him with phone calls every day. Delays cost him more than they do you. He can't control the weather. Make complaints to him personally, not to sub-contractors or workmen. Visit the job, especially if you have a large group of admiring friends with you, after hours or on Sunday, so as not to interfere with the work.

Avoid 'extras'! Get everything in the original contract. Some builders bid low on the original job hoping to 'sell' a lot of profitable extras. If you do authorize an extra agree on the price in writing.

And never advance him the full value of the work done! Hold back enough to finish the job with another contractor if need be.

Total cu. ft. approx.....	17,000
Floor area of house.....	956 sq. ft.
Area of bosement.....	570 sq. ft.
Garage .....	242 sq. ft.







THE THAYER

*Credit* HOUSE OF THE MONTH

McMURRAY & CHIRGOTIS-Architects, A.I.A.

A little giant! The living accommodations of a house twice its size. Five rooms in 800 sq. ft. Both economical and attractive in its simplicity.



## BUILDING TIP NO. 22

*Should you attempt to build your own home with your own hands without benefit of a professional builder?*

It's a tough question to answer! Many people have done so successfully, even those without much previous manual training. The head of the building research department of a mid-west University recently estimated that *half* of the homes under construction have some owner-labor going into them. It is an excellent way to beat high building costs.

Many factors enter into the decision; the amount of free time at your disposal, how handy you may be with tools of any sort, how much help you may get from experienced friends or relatives.

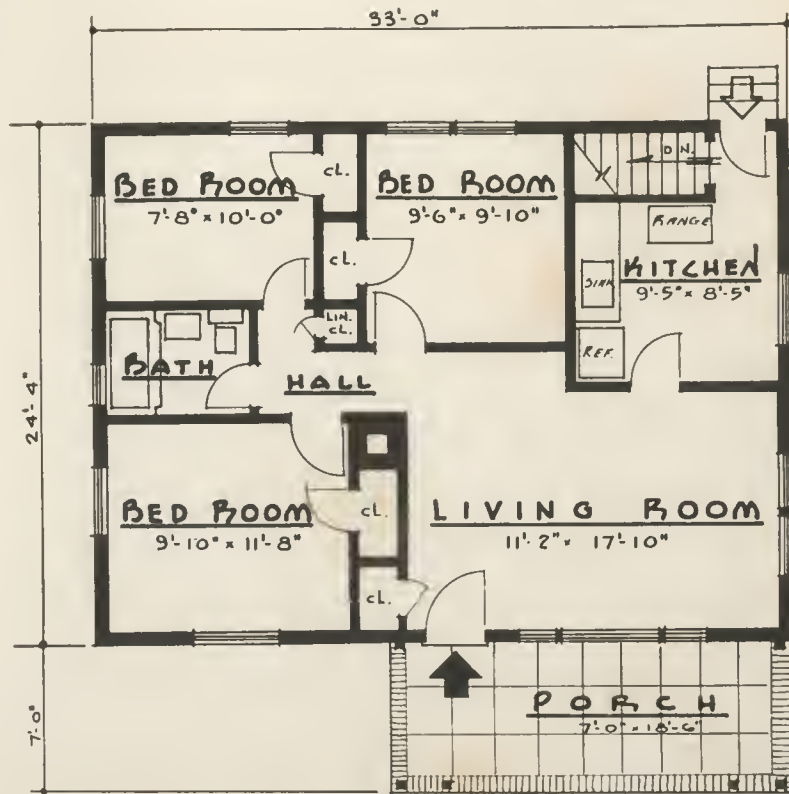
The things the average owner may most safely undertake himself are: excavation, foundation, application of exterior walls, interior partitions and finishing, roofing (after the roof rafters are in place.)

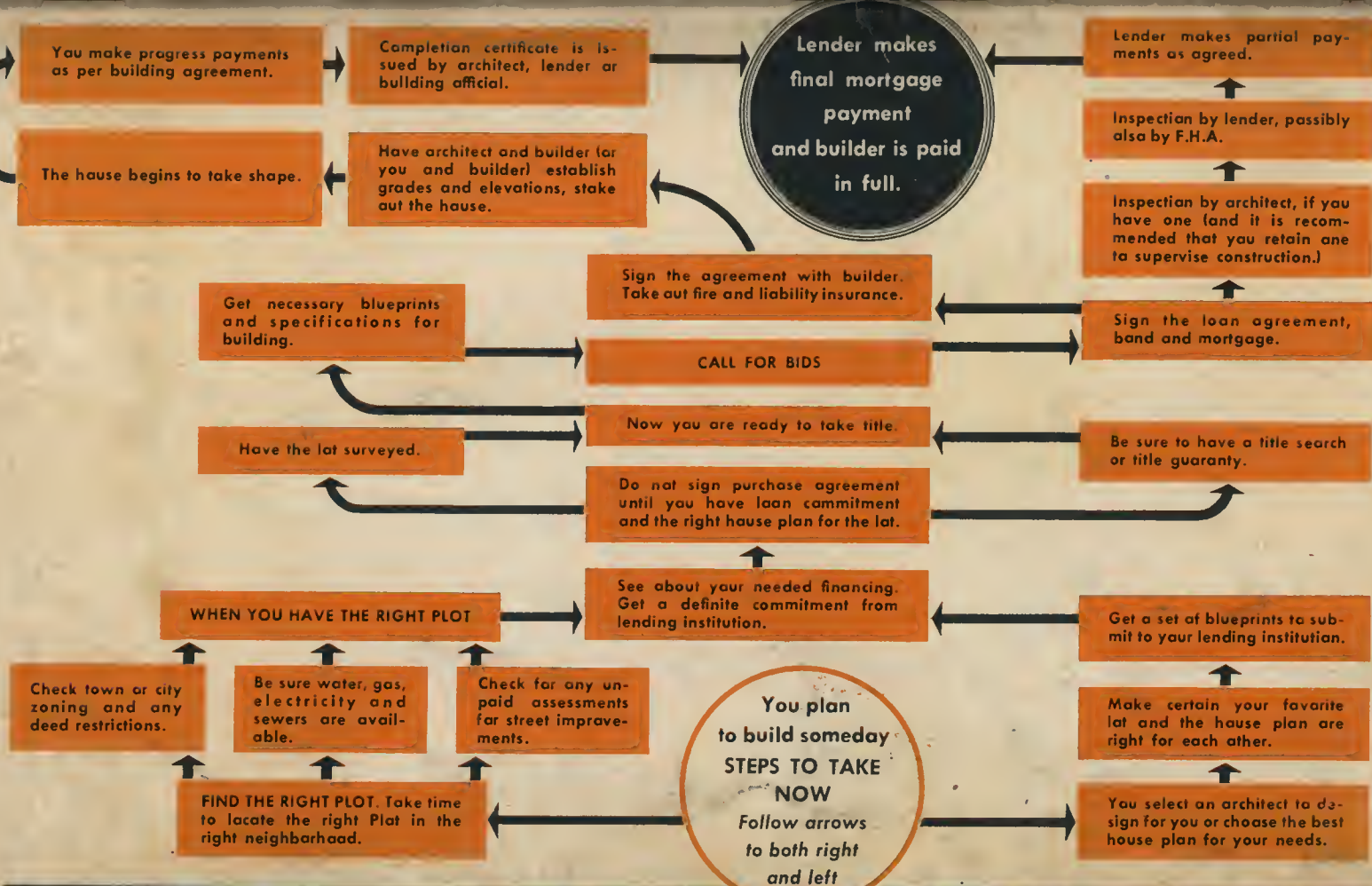
Where the average owner is wise to take experienced help is in: erection of the structural frame including roof rafters, electrical work, plumbing and heating. Naturally the particular skills of the owner-builder will vary the above average pattern.

The writer of these *Building Tips*, a farmer who is probably rated a white-collar worker by his farm neighbors because he is also a building editor, has built several homes with his own hands.

*There is no greater thrill!*

Total cu. ft. approx.....	16,000
Floor area of house.....	803 sq. ft.
Area of full basement.....	803 sq. ft.
Porch .....	133 sq. ft.





B U I L D I N G C H E C K C H A R T